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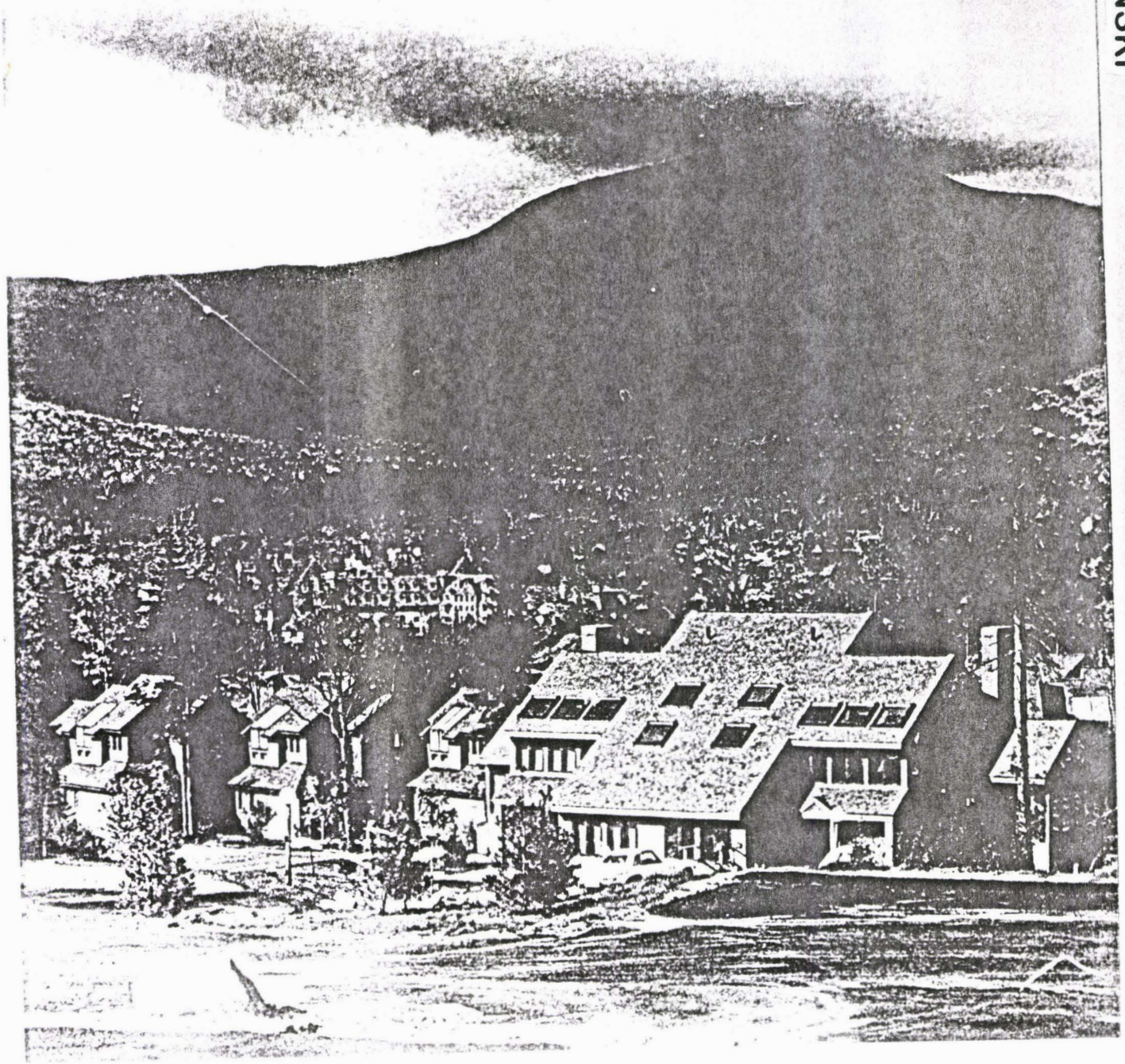

CONDOMINIUM DEVELOPMENT IN THE WHITE MOUNTAINS

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CONDOMINIUM DEVELOPMENT IN THE WHITE MOUNTAINS

HOW WILL IT IMPACT RECREATION MANAGEMENT ON THE WHITE MOUNTAIN NATIONAL FOREST

by

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TITLE: CONDOMINIUM DEVELOPMENT IN THE WHITE MOUNTAINS - HOW WILL IT IMPACT RECREATION MANAGEMENT ON THE WHITE MOUNTAIN NATIONAL FOREST?

ABSTRACT: Eight to ten thousand condominiums, both permanent and seasonal occupy adjacent and intermingled private lands in the White Mountain National Forest. Alpine ski areas proved in many cases to be the nucleus for the development of condominiums when conditions for economic growth are present. The areas of condominium development generally showed a trend toward year-round use. This was exhibited at various levels dependent on the growth stages of a particular area. The limiting effects of adjacent National Forest lands slowed this trend and in some cases, in conjunction with other factors, affected the kind of development.

Nearly all the condominium owners sampled came from New England including Massachusetts, New Hampshire, Maine, Connecticut, and Rhode Island. A geographic market area almost identical with that of current and past recreation users of the White Mountains.

Almost all the condominium owners responding to the questionnaire purchased the units for investment purposes. Most of these considered ownership and seasonal use as part of the investment. Many of the owners proved to be family groups. They were well educated with correspondingly high income levels. It appeared from the responses that the owners agreed with the concept of a working, multiple use forest although they had some important exceptions to this such as snowmobiling. The condominium owners rarely became involved with outdoor forest related activities. One exception was alpine skiing, an artifact of the attraction of ski areas for condominium development. Most aimed more for sports related or social activities. This seems to indicate no growing demand for forest related recreation activities from this group. On the other hand the naturalness of the forest was extremely important to them.

Several recommendations were made based on the findings. They include:

consider the importance of Forest Service decisions on related condominium development

there is a need for proactive involvement in areas of emerging growth - on the private as well as public lands

make White Mountain managers aware of this group of neighbors

maintain and strengthen our concern for visual management on the White Mountain National Forest

follow up on information contacts made as a result of the study.

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EXECUTIVE SUMMARY

An overview of problems and concerns about condominium growth in adjacent and intermingled private lands on the White Mountain National Forest was obtained through discussion with Forest personnel. These concerns lead to the objectives of the study: 1) describe condominium development on the Forest, 2) define the owners and identify their interests, 3) forecast their impacts on recreation management on the White Mountain National Forest, and 4) determine direction related to these impacts.

Research to meet these objectives including an on-the-ground look at the situation and interviews with Town officials. A questionnaire was used to define the owners and identify their interests and discussions with Research and Forest personnel were used to forecast their impacts and determine direction.

In the study, alpine ski areas were the nucleus for condominium growth on the White Mountain National Forest. It also appeared that subsequent growth paths were directed several different ways dependent on the physical constraints of available land. Being "forest-locked", that is to say limited by National Forest lands, was an important constraint.

A mailing list of 905 names was randomly selected from each of the growth areas. Almost all of the names were from New England, including Massachusetts, New Hampshire, Maine, Connecticut, and Rhode Island. Historically, recreation users of the White Mountains have come from these same states. There were 258 questionnaires returned, a 29 percent return. This return rate and the fact that 64 percent of these also returned the response card asking to be included on the general Forest mailing list identifies this as an interested group.

Much was learned from the returned questionnaires. Almost all respondents purchased the units for seasonal use with about half of these considering the purchase itself an investment. Almost a quarter of the respondents rented their units out.

Many of the unit owners were long time visitors to the White Mountains. Almost two-thirds were family groups. Education levels and corresponding income were generally high.

The respondents appeared to view the Forest as a working, multiple use Forest, both currently and as what it should be. There was one exception, nearly half of the respondents felt snowmobiling had no place on the Forest.

Almost two-thirds were never involved in outdoor Forest related activities. Most of their activity involvement was sports or social types. No large increasing demand for outdoor Forest related activities is forecast from this group. On the other hand, somewhat contrary to their view of a multiple use forest, the scenery and naturalness of the White Mountains are very important to them.

The impact of major Forest Service developments, such as ski areas, serving as attractants for development when economic conditions for general growth are favorable must be considered in future decisions. The Forest Service should become more proactive in growth on both public and private lands to address, and hopefully resolve related emerging problems and concerns with this type of development on adjacent and intermingled private lands.

The owners of these condominiums appear to be interested in the Forest but have had very little contact with the Forest Service. Greater efforts in this area would be important. The fact that these owners are more family oriented than previously thought may help this objective. Their low level involvement in outdoor Forest related activities may make this more difficult. As a whole, this groups impact on outdoor recreation activities will probably be small; but there are some activities, like driving for pleasure and loop trails, which may show growth.

The purpose and results of this project indicate its effectiveness in learning about, and understanding better, this user group. In the current atmosphere of better customer services, more studies like this are imperative.

Developer Proposes 109 Homes Abutting WMNF
Growth outpaces regul
First town planner to weigh traffic, se
Prime land shrinking
Although the gold rush continues unabated in Conway, an end to commercial growth along Route 16 may be in sight. There is little prime land left in the town's highway commercial district, and the narrow 8-mile zone running from Center Conway to Lower Bartlett cannot be expanded, said Curtis Lunt, Conway's town manager.
Traffic frustrations
"The planning board doesn't like developers, frankly," Lunt said. "They're frustrated by the traffic."
Developers still 'bullish' on business in Co
Developers stake claims next to US parks

Announcing New England's Newest World Class Resort & Conference Center
Did you know that Waterville Valley Resort and Conference Center can accommodate groups from 5 to 1000! Year-round recreational facilities, entertainment, and beautiful White Mountain surroundings will help to make your next meeting a success.
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INTRODUCTION

INTRODUCTION

PURPOSE - This project describes where, how quickly, and why condominiums have grown in the White Mountains. It defines the owners, and forecasts their impact on recreation resource management in the White Mountain National Forest. This work will help guide recreation policy, aid in recreation management decisions, and assist in identifying recreation management actions. It is written primarily for the Management Team (Staff and Rangers) of the White Mountain National Forest but other Forests with similar situations would be a secondary audience. It can also be of importance to natural resource consultants and interested publics.

OBJECTIVES -

1) Describe condominium development near the boundaries of the White Mountain National Forest.

2) Define the owners and identify their interests.

3) Forecast impacts on recreation management in the White Mountain National Forest.

4) Determine recreation management direction related to these impacts.

PROJECT JUSTIFICATION - Condominium development near the boundaries of the White Mountain National Forest is symbolic of a greater national concern of development spreading to and affecting public lands. The Christian Science Monitor on September 12, 1988 reported, "Civilization is increasingly encroaching on some of America's National Parks and historic areas, and conservationists, among others, are worried." In that same article, James Thompson, the Superintendent of Rocky Mountain National Park, says of housing development adjacent to public lands, "It's symptomatic of the kind of future the park faces. It is changing the natural scene to an urban setting." The same change is occurring on the White Mountain National Forest. This concern is more than visual, there will be impacts on managing these lands as well.

During the years 1980-85, New Hampshire began a period of rapid population growth - twice the national rate. The State is expected to grow an additional 26 percent by the year 2000. The number of dwellings in the State increased by 50 percent from 1979 to 1984. In 1985, nearly 18,000 building permits were issued (remember, New Hampshire is a small state). Although growth has slowed, the effects of past development have not diminished.

This phenomenal growth began in the southern part of the State, but it has reached the edge of the National Forest. Literally thousands of new condominiums, both permanent and seasonal, now occupy adjacent and intermingled private lands on the Saco and Pemigewasset Ranger Districts. Similar activities are now beginning to take place on the Ammonoosuc District. Some of the construction (often with no local "setback" regulation) literally encroaches onto public land and virtually all the developments are "high class." Entire developments, consisting of condominiums with price ranges in the hundreds of thousands of dollars, are sold before they are constructed.

This surge of condominium development, in addition to changing the natural scene, has brought a new public into the White Mountains. These publics are comprised of affluent people, well educated, and oftentimes influential. Although historically White Mountain National Forest publics have always been affluent, well educated, and influential, this new group has had little participation in the Forest Planning process. They may not understand the principles of balanced land management embodied in the Plan. In addition they may not realize that recreation is only one part of this balanced use.

There are many obvious problems associated with development of this type, potential for trespass, special use permit requests, and impact on vegetation management practices. Already there is increased opposition to proposals to manage the vegetation and build roads.

The impact on the recreation resource is more nebulous, it needs definition. Do these new publics want to enjoy the Forest and preserve it as an amenity which led them to invest in their new surroundings? Do they want a "recreational" forest, not a "working" forest? If so, what kind of recreational forest? Are they aware of, or interested in the Forest at all? How may their recreation demands change the range of recreation opportunities on the Forest?

This rapidly developing situation may have important impacts on recreation demands and recreation management in the White Mountain National Forest. The Forest must respond to these new demands. The situation must be fully defined and understood if high recreation outputs with a relevant, quality mix of activities and experience opportunities in an integrated resource management context are to be maintained. This project increases the level of understanding about condominium development in the White Mountains by:

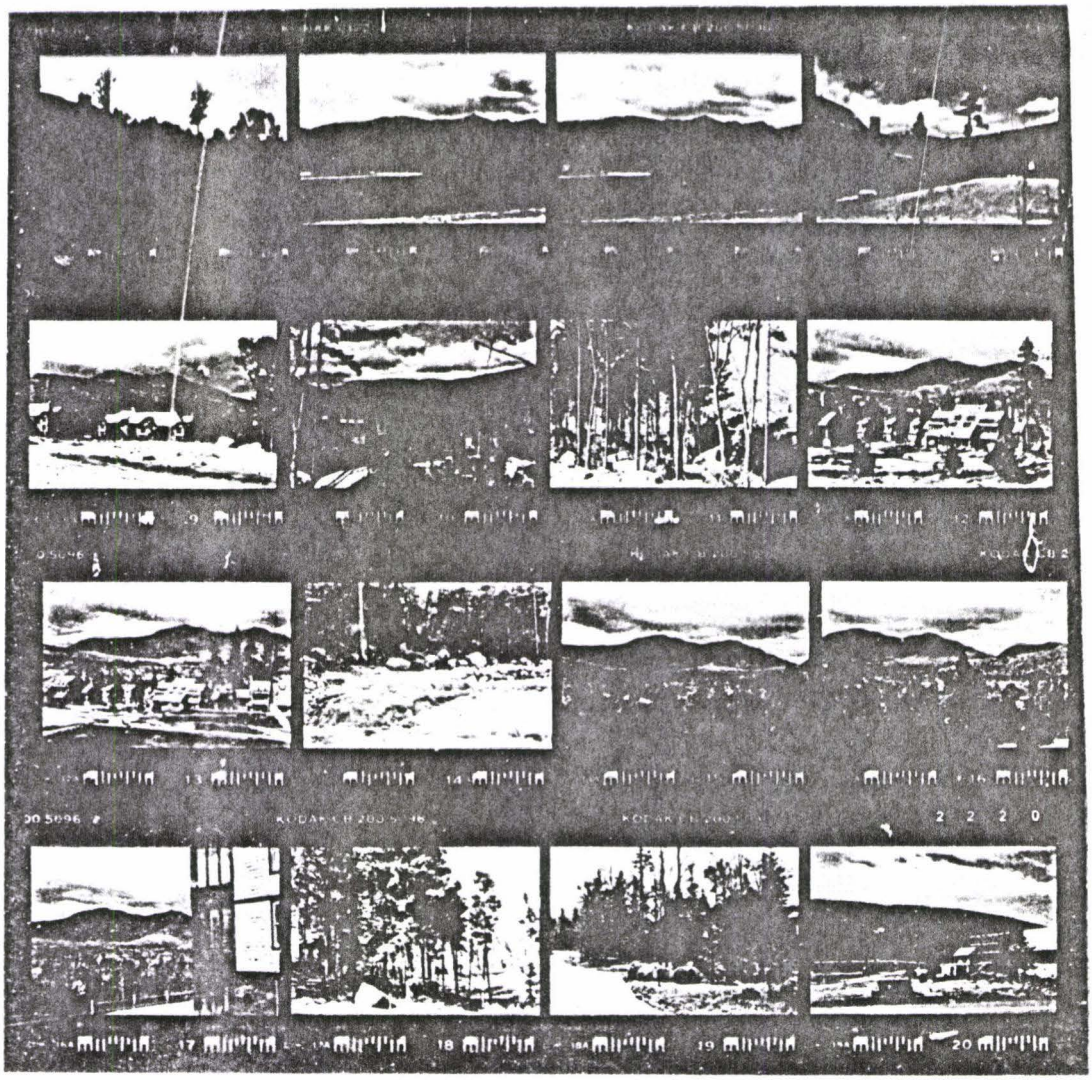
- Carrying out a systematic process of describing the physical parameters of condominium development in the White Mountains.

- Carrying out a systematic process for defining the condominium owners.

- Testing Forest assumptions on the interest, importance, and influence of the condominium owners.

- Addressing and analyzing potential impacts of the condominium owners on White Mountain National Forest recreation resource outputs and management.

- Determining recreation management direction related to these impacts.



THE SITUATION

THE SITUATION

The areas of growth on private lands within or adjacent to the Forest are the specific project areas. This description of the situation familiarizes the reader with the setting.

WHITE MOUNTAIN NATIONAL FOREST - PHYSICAL ENVIRONMENT

The White Mountain National Forest is a 763,000 acre block of public land in north-central New Hampshire and western Maine. The Forest is approximately 130 miles north of Boston. Residents of the Boston Metropolitan area can travel by Interstate to the north end of the Forest in less than three hours.

Topography, scenic quality, location, and history have combined to make the White Mountains an important year-round recreation resource center for the New England and Mid Atlantic area. The area has been used for various outdoor pursuits for more than 100 years. The White Mountain National Forest now provides more than 2-3/4 million visitor days of recreation use annually.

Scenic quality is high; the White Mountains have been, and continue to be, an important visual attraction. Only a small part of the landscape is affected by timber management, campgrounds, and ski areas. The most noticeable disturbance on National Forest lands is caused by timber cutting. The most noticeable disturbance on adjacent private lands is caused by condominiums and roads. In the last 20 years an average of 1,300 acres of openings were created annually by clearcutting. Some visual change is caused by the six ski areas totally or partially on the Forest, but the vast majority (720,000 of the total 763,000 acres) of the Forest is natural in appearance.

A system of public roads provides access to all sections of the Forest, both for pleasure driving and for access to non-motorized opportunities of the Forest. This transportation system consists of State and local highways, private access roads, and Forest Service roads---a total of 761 miles. The Forest Service maintains 346 miles of road. Of this mileage, 150 is open to public vehicle access, primarily for dispersed recreation use. The remaining 196 miles are closed to public vehicle traffic; however, they are available for other types of primarily pedestrian recreational use.

Logging has played an important role since the mid-19th century. The present vegetative condition is largely a result of past logging and recent Forest management. There are 492,000 acres of commercial Forest land, but only 344,000 acres (46 percent of the Forest) are being managed for timber production. Both even-age & uneven-age silvicultural systems are used to produce an annual harvest of 38 million board feet; 32 million board feet of hardwoods, and 6 million board feet of softwoods. The long-term sustained yield is 66 million board feet.

Wildlife habitat diversity is moderate. There are 344,000 acres available for wildlife habitat management. The Forest is achieving considerable old growth habitats, but permanent openings, and some early successional Forest types are lacking and poorly distributed. Forest-wide vegetation management objectives for wildlife habitat are not being achieved.

Recreation, vacation, and travel expenditures recorded by Maine and New Hampshire within and on the periphery of the Forest are estimated to be in the range of $20-50 million. The unique, scenic mountain environment is the basic attraction for the influx of tourists and the thousands of jobs they generate.

There are six downhill ski areas totally or partially on the Forest. There are 362 miles of winter ORV trails. There are 824 campsites and 125 picnic sites for developed recreation. There are 1,167 miles of hiking trails and 100 miles of crosscountry ski trails linking a series of trailside shelters and a hut system unique to the "lower 48". The Forest has four Wildernesses (103,000 acres).

Ski areas (partially or totally on National Forest land) are expanding their facilities or contemplating expansion. These special use permit ski areas accounted for 437,000 Recreation Visitor Days on the Forest in the winter of 1986 - 87. Although their impact on the land base is only 2,000 acres there are related activities, most notably condominium developments, on surrounding private lands that visually impact much more of the land base.

About 43 percent of the Forest (328,000 acres) is open to trail oriented winter ORV activity. Most of this use is on State, or local, club maintained, snowmobile trails. Because it straddles the center of the State, the White Mountain National Forest is important in the Statewide snowmobile trail system. 42,000 Recreation Visitor Days of Snowmobile use were reported on the Forest in 1986-87.

Campground, picnic area, and other developed sites accounted for 607,000 Recreation Visitor Days on the Forest. As an example of its importance in Region 9, the White Mountain National Forest collects more than 24 per cent of the total developed recreation fees in the Region - that's out of fourteen National Forests. Its location near the large urban areas of the East coast is a major factor causing this intensive use.

There is intensive backcountry use throughout the White Mountains. The entire Forest is heavily used for hiking and backcountry camping. 262,000 acres of the Forest are managed exclusively for non-motorized use, 127,000 acres with a non-motorized emphasis, and the remainder for non-motorized recreation opportunities. Last year the Forest reported 472,000 Recreation Visitor Days of hiking use, 45,000 Recreation Visitor Days of backcountry cabin and shelter use, and 61,000 Recreation Visitor Days of hunting, fishing, and nonconsumptive wildlife use. Historically the recreation use of the White Mountain National Forest has been heavy to hiking and related uses.

There are 103,000 acres of wilderness on the Forest. The Great Gulf Wilderness was created in 1964; the Presidential Range-Dry River Wilderness was added in 1975. The New Hampshire Wilderness Bill of 1984 created the Pemigewasset and Sandwich Range Wildernesses, and added additional lands to the Presidential-Dry River Wilderness. These areas have moderate to heavy use in the summer. The 1984 Wilderness legislation released most of the roadless area on the Forest from further wilderness consideration for the duration of this planning cycle (10 to 15 years). Two areas are to be re-evaluated as part of the current planning process; Kilkenny in northern New Hampshire and Caribou/Speckled in western Maine. The Kilkenny roadless area is 27,000 acres while Caribou/Speckled is 16,000 acres.

WHITE MOUNTAIN NATIONAL FOREST - SOCIAL ENVIRONMENT

The Forest has always had a high degree of public involvement in its management. Both the Appalachian Mountain Club, and the Society for the Protection of New Hampshire Forests had a strong role in the creation of the Forest more than 75 years ago. Both organizations endorse the multiple use concept and provide both support and constructive criticism for Forest management activities. Public involvement was intensified during the Unit, RARE II, and the Forest planning processes. Local and regional agencies, organizations, and individuals have been involved with the National Forest for many years, only during the last few years have national groups, such as the Wilderness Society and the National Audubon Society, began to express a strong interest in management of the Forest. There are differences in the objectives and approaches used by the regional and national groups. In many cases, the national groups tend to be confrontive rather than working toward cooperation or consensus. Public involvement requires an added component of detail and complexity in the work done on the Forest. Virtually every management action proposed, particularly vegetation management and road construction, receives intense public scrutiny.

New Hampshire residents use the "Town Meeting" tradition to decide public issues. This tradition calls for all citizens to gather together to discuss items of common concern. This cultural phenomenon, to some extent, is applicable to National Forest activities. The citizens expect to be informed and expect that their opinions will result in policy. This tradition, coupled with a strong attachment to "their" mountains, results in a need for exceptional public participation in resource management activities.

As a result of the rapid growth and heavy tourism in the State, unemployment is unusually low---less than 2 percent. This makes it not only increasingly difficult to attract workers, such as Older Americans and volunteers, but also increases the cost of contracting while decreasing the bidding pool. When employees are attracted from outside New Hampshire, they frequently find the cost of living, particularly housing, prohibitively expensive. As a result, several avenues for accomplishing work that are regularly used by the rest of the Forest Service are effectively unavailable to the White Mountain. On the other hand, volunteerism is deeply embedded in the culture.

The surging growth in use of public lands and development of private lands have also awakened an open space conservation movement in the area. The newly formed Trust for New Hampshire Lands, and similar organizations in Maine are good examples. Further evidence found in newspaper commentaries, discussions at public meetings, and even "street corner" conversations expresses concern over the rate of development in the region, and alarm at the disappearance of the traditional New England landscape and character. There is a growing mood of discontent with anything which detracts, or appears to detract, from the natural character of remaining undeveloped lands.

GROWTH AREAS

The New Hampshire Office of Planning publication, "Current Estimates and Trends in New Hampshire Housing Supply: Update 1986" summarizes the recent trend in increased housing starts. This report,

> ...clearly show(s) the economic recession of the early eighties and the striking recovery in subsequent years. The level of residential building during 1985 was probably unprecedented for New Hampshire. Overall, indicated building activity was up almost sixty percent over calendar year 1984. Percentagewise multi-family units lead the increase with a 72% increase in units. Single family units, however, had a numerical increase of 3,700 units which was greater than the 3,300 increase of multi-family units".

Not only has housing construction increased rapidly, it has changed definition as well.

> Since 1980 the composition of permits by structure type has changed markedly. In 1981 66.7% of all permits were single family homes, by 1985 this had declined to 54.0%. Mobile homes after reaching a peak

of 10.2% in 1982, declined to 5.9% by 1985 even though their numeric level may have been a record high. Multi-family units increased from a low proportion of 24.6% in 1981 to a high of over 40% by 1985.

Although it is easy to visually locate the areas of growth on the Forest, a systematic approach would be useful for validation. To initially identify those growth areas affecting the Forest,these towns in the National Forest from the Office of State Planning report were put in tabular format (Appendix A). A comparison, per cent of National Forest ownership, which helps define the situation was added. The criteria in this step of determining the growth areas were, 1)there had to be at least 50% National Forest land in the Town and 2)the Office of State Planning Report had to show evidence of growth as shown by housing starts. The Towns identified in this step were Carroll, Albany, Bartlett, Jackson, Bethlehem, Lincoln, Thornton, Waterville, and Woodstock. Appendix B shows this same information in a map format. This second step identifies the locations where growth is occurring within the Towns specifically affected by National Forest lands. Together they locate those Towns in the White Mountain National Forest where housing construction has radically changed from recent years and that are affecting, or could affect, National Forest lands. They are the Towns of Bartlett, Jackson, Carroll, Lincoln, Woodstock, Waterville Valley, and Thornton.

This initial identification of growth areas guided the study. Each of these areas are described later in this report.

CONDOMINIUM DEVELOPMENT AND RECREATION IN THE WHITE MOUNTAINS

A SURVEY

Clemson University

College of Forest and Recreation Resources

DEPARTMENT OF PARKS, RECREATION AND TOURISM MANAGEMENT

IN COOPERATION WITH THE WHITE MOUNTAIN NATIONAL FOREST

METHODOLOGY

METHODOLOGY

IDENTIFICATION OF ISSUES AND CONCERNS

A literature review was initiated under many topics including condominium development, urban forestry, perceptions of recreation users, forest resident preferences, forest resident attitudes, condominium development impacts. With the exception of physical effects of development there was little published information.

To get an overview of the problem, the concepts of Outdoor Recreation Behavior were reviewed and outdoor recreation, especially the urban/wildland interface was researched. Note was also taken of the subject in local, regional, and national news media. There was a lot in the news, especially as related to Civil War battlefield sites being impacted by development.

The Prospectus of the study (Appendix C) was used to get a feeling from Forest personnel on how they saw the problem. The concern of condominium development was informally discussed. Using the information garnered from this work a letter to the Staff and Districts of the White Mountain National Forest (Appendix D) that more clearly stated the problems was developed. The response to this second, more structured, request was excellent and pointed out the specific direction the study would take. In reviewing the comments it was found that they could be grouped into three categories, these were: 1) lack of knowledge about the physical and social aspects of development, 2) uncertainty as to the impacts of this group, and 3) ideas of what the Forest should do.

Some of the responses are paraphrased here by each of these groups to give an idea of what was said.

1) Lack of knowledge about the physical and social aspects of development

> Find out what they're looking for in recreation activities and experience opportunities on the Forest.
>
> If you're successful in really describing it you'll be far ahead of the situation.
>
> It's so new it's like we're thrown into another country to manage their Forest. Really concentrate on describing the situation.
>
> Right now we're ignorant of the real situation and what its effect might be. We may continue on with this ignorance but many of us are nervous and uneasy because of these unknowns. If you could just make the unknowns known you'd help a lot of people.
>
> There may be different objectives of the several different condominium developments on the Forest. For example, Lincoln/Woodstock is more single use related - downhill skiing, whereas the Conway area has a larger "package of opportunities".
>
> There might be two types of condominium owners, those that used the Forest before and those that have never used the Forest. There may be important differences between these two groups.
>
> Some of the areas of development may not be able to develop the full "package of opportunities" because of limitations - Waterville Valley is a prime example of being "Forest locked".
>
> You may find two types of condominium owners; 1)the individual that has purchased a condo and uses it as a get-away from Boston (this type may be local or not) and 2)a condo owner who purchased here because it is a good investment. This second group may or may not use the facility.
>
> Condo owners are first attracted by closeness to a major attraction, for example skiing or the mountains. But what really sells the areas here in the Northeast is the ability to find a whole spectrum of the commercial and noncommercial opportunities that appeal to the whole family.

2) Uncertainty as to the impacts of this group

> Maybe the owners are not interested in the Forest at all - many condos are brought as investments and are resold, often in a short time.
>
> There are no real data to show that evidenced opposition of forest activities is a result of lack of understanding of our management actions. They may know them full well but are against them in principle. It may also be true that they are not familiar with our objectives at all and this is why they oppose them.
>
> This group is very influential, they need to be considered both in sociopolitical terms and in environmental impact terms.

Their impact causes more than just visual changes. Physical disturbance, noise, heavier human use, and loss of ability to manage adjacent lands are all severe influences.

The only way we know about any of this group is from the ones who knock on our door to complain, through my perception of them formed through the windshield, or through rumor about markets, speculation deals, and/or investment strategies. These are all questionable ways of developing a real understanding of them and their importance to us.

Other than eyeball use of the forest these folks aren't heavy forest users.

I strongly feel that many brought their places to both recreate (ski or relax) and for investment. Therefore any change in their surroundings (after purchase) is totally unacceptable because it changes the perception of what they brought into and also that change would affect future resale value. As a result they do not want us to manage vegetation or do anything that changes their perceived environment.

We are starting to see a wider range of recreation interests, all seasons and all uses, including motorized use.

I know they are impacting other resource activities - the timber sale appeals are obvious - but what about recreation management, it's probably more cumulative than obvious and being cumulative it can sneak up "on ya" before you know it. We need to define some of the possible cumulative recreation management impacts.

We simply cannot manage the same way we could have if we abutted woodland instead of condos. With a higher income level etc. they will and can exert more pressure on us if we do something they do not like.

These people may be more of a problem of numbers of users rather than the type of uses and duration and intensity of use.

3) Ideas of what we should do

Keep focused on what the Forest needs.

How can we communicate effectively with this group?

How can we instill an appreciation of ethical behavior, more than single use management, and value of management processes in this group?

Even if we understood these folks and their motivation - so what? How can we get them to understand our Mission?

A new challenge is how to contact this group. Being weekend users or time share units, they may tend to be more independent than most of our past publics who tended to be joiners (AMC, Ski Clubs, etc.)

We'll probably leave this group alone as long as they don't give us any trouble because we're busy now - but I look at them as a potential friend and ally.

In the West the Forest Service invited people to the Forest with summer home permits but forgot that once up there we found out they were looking at other things we were doing . We had created our own problem. Are we experiencing the same thing here on the White Mountain National Forest?

ISSUES AND CONCERNS LED TO OBJECTIVES

It is easy to carry this categorization of concerns one step further, to objectives. It was obvious better knowledge of the physical and social aspects of condominium development was needed, so the following two objectives were set:

1) Describe condominium development on the Forest

2) Define the owners and identify their interests

The expression of uncertainty about the impacts of this group gave objective number:

3) Forecast impacts on recreation management on the White Mountain National Forest.

Once these impacts are predicted specifics are needed on what to do; there already were some ideas. These ideas need to be checked. This gave objective number:

4) Determine recreation management direction related to these impacts.

These last two objectives are discussed together under the section heading, "What It Means".

SURVEY AND RESEARCH WORK BASED ON OBJECTIVES

Each of these objectives were used to help determine the path of the project.

Describe Condominium Development on the Forest

The best way to do this was a close on-the-ground look at the situation. Several trips were taken to each area and photographs were taken. A few general principles about development evolved; a "major attractant" theory, a common growth path (including several different stages represented on the Forest), and the concept of being "Forest locked".

Local town officials were also interviewed using a standard set of questions (Appendix E) so comparisons could be made. Some observations made from these interviews were, 1) there was a wide range in the ability of towns to handle growth, 2) the Towns had various record keeping systems from card files to computer printouts, and 3) each had different perceptions about development. One common thread throughout all the Towns interviewed was the overwhelming workload this growth was putting on the Town officers.

The Town interviews also gave a source for names and addresses.

Define the Owners and Identify Their Interests

Once it was determined there were eight to ten thousand units, it became obvious that a sampling process was needed. After review of personal interviews versus mail questionnaires it was decided a mail questionnaire would be most effective. Since a return of 200 responses is needed for a valid analysis, and assuming 20% as the usual response, a pool of 1,000 names was needed. Because this pool of potential respondents can be considered uninterested, the questionnaire had to be carefully done to insure sufficient returns. Dr. Thomas More and Dr. H. Echelberger, Forest Service researchers in Forest recreation investment research at Burlington, Vermont were contacted. With their very valuable help a questionnaire was developed that reflected the study objectives, kept away from superfluous questions, and was consistent with acceptable questionnaire format and design.

Names were randomly selected for the mailing list. Names were included from all the areas which were of interest.

Forecast Impact on Recreation Management on the White Mountain National Forest

There were some questions on the questionnaire (Appendix F) specifically aimed at identifying condominium owners recreation pursuits and interests. There were other questions on their history in the White Mountains, their recognition of the Forest, and the activities of the Forest Service in the White Mountains. With the responses to these questions, a background in recreation management, and a review of Outdoor Recreation Behavior some possible impacts were identified. These were discussed with Forest personnel for validation.

Determine Recreation Management Direction Related to These Impacts

These follow from the forecast impacts, but there were several actions implemented as a result of this study that were useful in themselves. They were:

1) The Condominium mailing list. All the names were put on the general White Mountain National Forest mailing list and a card was included in the mailing (Appendix F) asking respondents if they wished to be on the Forests general mailing list for future mailings.

2) The expertise gained about condominium development on the Forest.

3) Increased interest of the Staff and Rangers about development adjacent to the Forest

4) and, of course, the study itself.

FINDINGS

CONDOMINIUM DEVELOPMENT ON THE FOREST

Although each growth area is unique there is also a consistency to their growth. There was usually some previous development that attracted the condominium growth. In the White Mountains, ski areas seemed to be that attractant. It also appeared that subsequent growth paths were directed by the physical constraints of available land. Being "Forest locked", that is to say, limited by National Forest lands, was an important constraint.

The development of condominiums at almost every one of the study areas began in response to an alpine ski area. The ski areas were not the cause for a boom in construction, they served as the nuclei for this boom when regional economic conditions were right. Condominium development in the Town of Bartlett began near the Attitash Ski Area. Waterville Valley, Loon Mountain, and Bretton Woods Ski Areas were also important attractants for growth of condominiums in the Towns of Waterville, Lincoln/Woodstock, and Carrol respectively. In Bartlett, condominium development has spread quickly to other areas of the Town, whereas in the other locations growth has been more centered around the ski areas. This may be an entrepreneurial difference or a reflection of other activity competition, for example, the shopping at North Conway may have affected the growth patterns of Bartlett. Waterville Valley is reaching its land limitations. Loon Mountain Ski Area is expanding and the Town of Lincoln is increasing its package of opportunities along with condominium growth. Condominium development is just beginning in the Town of Carroll, all of it associated with the Bretton Woods Ski Area. Three distinct stages of growth are represented in these examples. The beginning stage (Bretton Woods), the active growth stage (Towns of Bartlett and Lincoln/Woodstock), and the mature stage (Waterville Valley).

The Town of Jackson was slightly more diversified in the beginning, an existing golf course and Black Mountain Ski Area were both growth nodes here. It appears condominium growth in the Towns of Conway , Campton, and Thornton had an even greater package of opportunities available at the start, but nearby ski areas were important to a degree.

Earlier management decisions allowing ski area development on the White Mountain National Forest is partly responsible for this problem/growth/concern/opportunity (make your own choice). More recent decisions in the Forest Plan not to consider any new Ski Areas, only expansions to existing ones, and prohibiting alpine ski area development in the scenic easement purchased from the State of New Hampshire for the 50,000 acre Diamond Lands purchase shows some recognition of this factor.

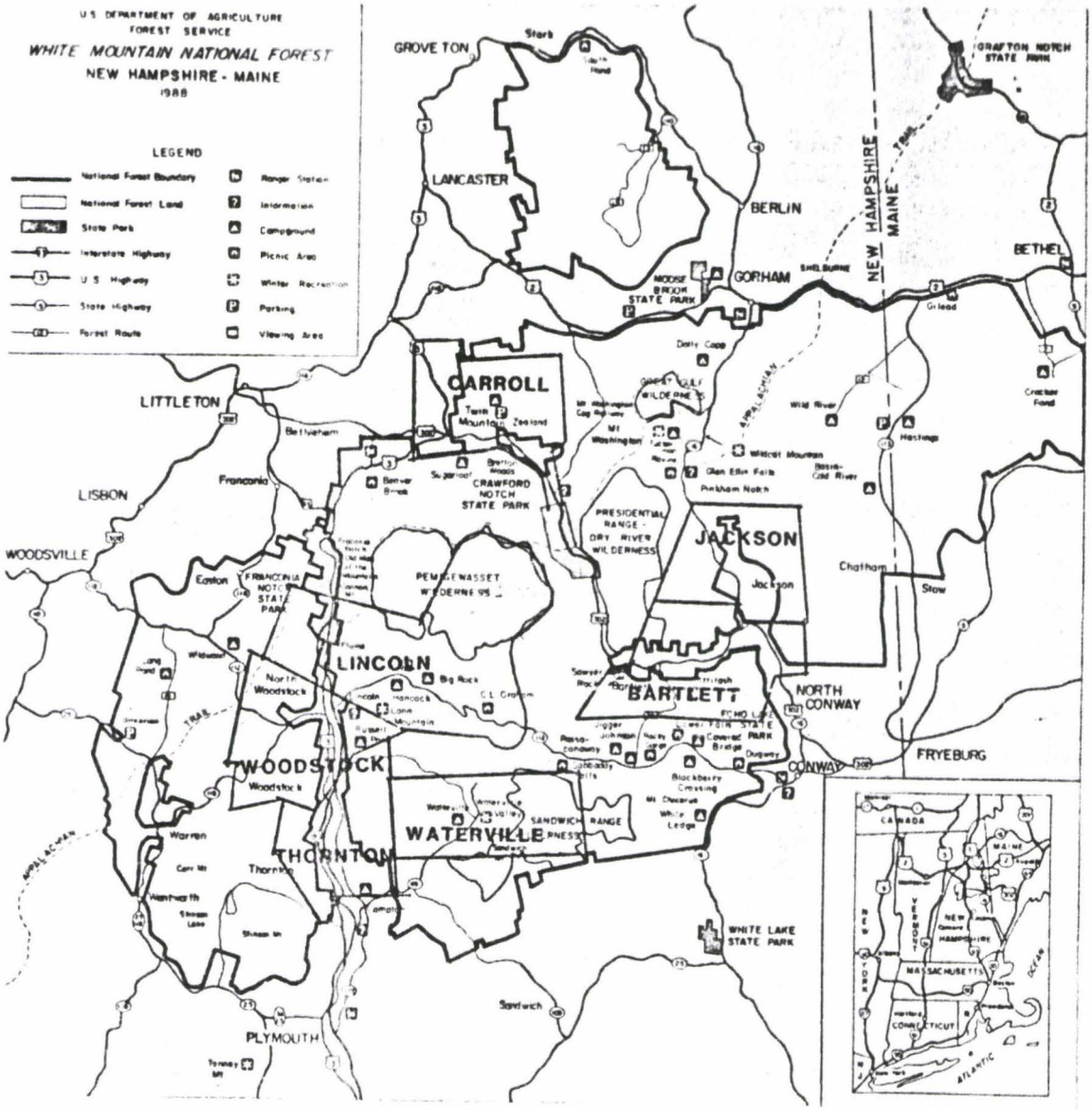
There are also some important differences on how these areas grew, or are likely to grow. Generally there's a trend toward year-round use. The package of opportunities increases as a growth area matures. I believe the condominiums and package of opportunities grew in tandem once the process began. This trend toward year-round use was greatly impacted by the restriction of surrounding National Forest lands. Looking at the maps later in this report one can see how little the impact of National Forest lands might be on the potential growth of Bartlett. Then in order of increasing impact are Carroll, Thornton, Lincoln/Woodstock, and Waterville. Where there is little "Forest locked" effect, the range of opportunities has grown widely and quickly. The year-round use already there increased rapidly. For example, the opportunities for visitors in Conway (not a study Town, but a close neighbor) is tremendous, the "Factory Store" shopping has grown to be a major draw there. At the other extreme, the range of opportunities at Waterville Valley is more limited. The condominium development, because it was closely tied to the ski area, was at first limited to winter use. In order to meet the motivation to provide year-round use, Waterville Valley has aimed at the conference center concept rather than increasing the activities available. Waterville Valley is also planning on increasing summer attractions with a proposed golf course. They have requested a special use permit for this use from the Forest but have been turned down.

It may be interesting to keep an eye on the growth at Bretton Woods in the Town of Carroll. They are in the early stages of growth and are currently constructing a Health and Fitness Center as an early step toward the year-round package of opportunities trend.

Several observations were made based on the interviews with Town Officers relating to this growth as well. There was a wide range in the ability of towns to handle the record keeping aspects of the growth. Several of the offices had poor record keeping system that made it difficult to know what's going on at any one time. Others had computerized systems that kept their records up-to-date.

Although there was zoning and planning of some sort in all the towns, development wasn't controlled to any great degree. There were several kinds of building restrictions like height of buildings, lot sizes, etc. but they appeared to have minimal effect in controlling, directing, or limiting growth. The one exception to this was in Waterville Valley. Perhaps this is because Waterville Valley has the longest period of focused planning. Their concept of 20 years ago has not changed, they have worked toward their long term goal.

The following descriptions of each of the growth areas includes a narrative, a key map showing its location on the Forest, a map of the Town, and photographs.



GENERAL LOCATION OF GROWTH AREAS

The Town of Bartlett

Bartlett was incorporated as a Town in 1790. The population of full time residents grew from 1,013 in 1960 to 1,098 in 1970 and 1,566 in 1980. Although full time resident population is used to describe all of the study towns, it gives only one perspective of growth. The seasonal resident rather than the full time resident is the subject of this study, but that data is not readily available. The Town Assessor says that although the population is around 1,500 there are 4,000 or so parcels of land identified by owner. About 80% of all dwelling units in the Town are secondary homes. Most of these are seasonal single family homes rather than condominiums. There are 1,810 approved condominium units with approximately 1,600 built now (there is more than one condominium dwelling unit on any identified parcel of land). The valuation of the Town doubled from $53,598,800 in 1980 to $106,999,095 in 1984.

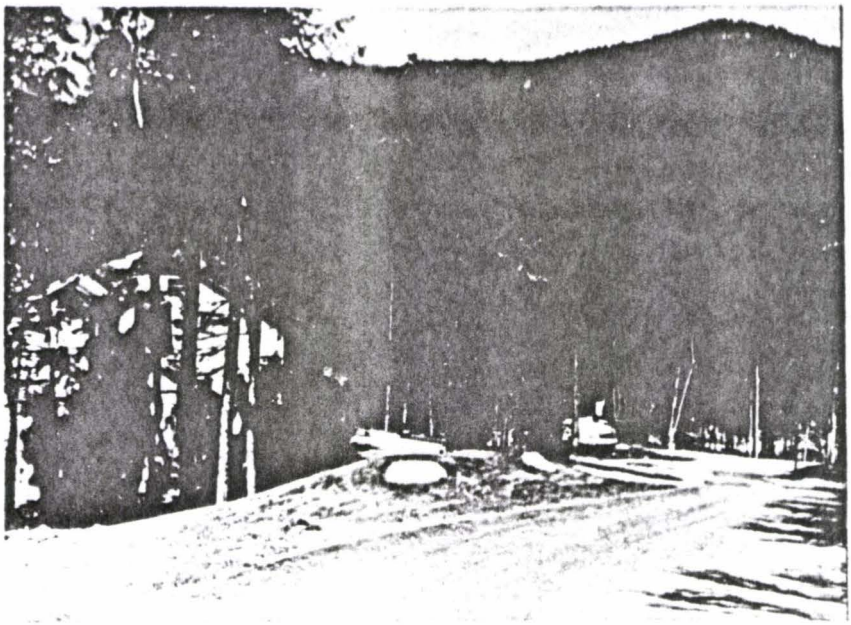
About 75% (41,438 acres) of the Town of Bartlett is National Forest administered land. National Forest lands lie to the north and south of Route 302, the major east-west route in the Town. There is also some National Forest administered lands to the east of State Route 16 which runs northerly through the eastern part of the Town of Bartlett. Private lands in the Cave Mountain area have a common boundary with the Presidential Range/Dry River Wilderness.

There are some important growth enhancing attractions in the Town; the Attitash Ski Area (a portion of which under a Forest Service permit), Storyland and Heritage New Hampshire (commercial tourist facilities), and the nearness of the major "Factory Outlet" shopping centers in neighboring North Conway. Town officers say Bartlett serves as a housing opportunity for the many visitors taking advantage of nearby activities. Some come to ski in the winter, many families come for the range of activities available in the summer months (some use of the White Mountain National Forest, but most are drawn by commercial activities), and a third, older group, during the color season. Many of these users get their information from the Mount Washington Valley Chamber of Commerce.

It was stated that in many cases the condominiums are being used for "overnight accommodations" which have been displaced by development. Some of the names of current developments like "Resort Condotels" and "Hotel Condos" seems to bear this out. There was a lot of concern about the loss of overnight accommodations during the time of greatest construction but this seems abated somewhat by this replacement process. Although there is replacement it is certainly of a higher cost type.

The Condominiums are centered around the Attitash Ski Area extending to Glen and including the West Side Road (the Seasons at Attitash: A Resort Condotel, Mountainside of Attitash, Cathedral Trail Homes and Blueberry Village Condos, and Attitash Village Hotel Condos, Rocky Rivers Resort, Pine Glen, Bartlett Place, The Meadows , and Attitash Woods) and along the West side of Route 16 in the vicinity of Lower Bartlett (Woodland Pines and Foxrun Townhouses). There is also a small condominium, Cathedral Ledge, on the Town Line at the Southern end of Route 16. There are plans for construction of a condominium development of 512 units on private lands in the Cave Mountain area which adjoins the Presidential - Dry River Wilderness. Most of the other developments are residential of various ages. There are some other identified developments that are not "built out" yet.

Even though this area doesn't appear to be as heavily developed as some others the Bartlett area is well along in the stages of condominium growth. The growth is more spread out and therefore not as evident. It appears that Attitash Ski Area was the "seed" for initial development but now growth has spread eastward along Route 302 with a second group starting on Route 16 (Photos 3 and 4). The attraction for this second group seems to be the shopping in North Conway. This growth can be expected to expand to include a developed area encompassing Route 302 east of the Attitash Ski Area to Route 16 and and most of Route 16 in Lower Bartlett. These are private lands with good physical development potential. National Forest lands west of Bartlett Village restrict growth in that direction.



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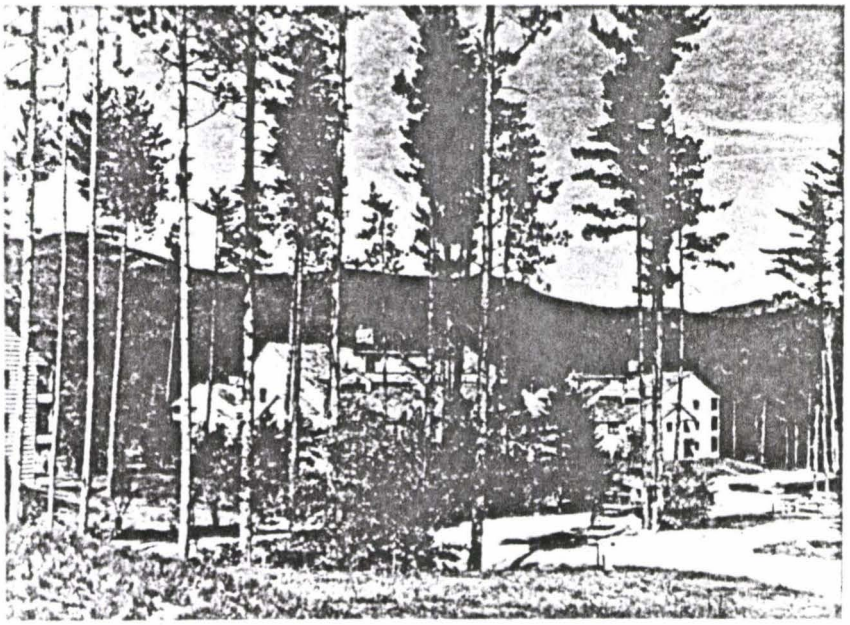

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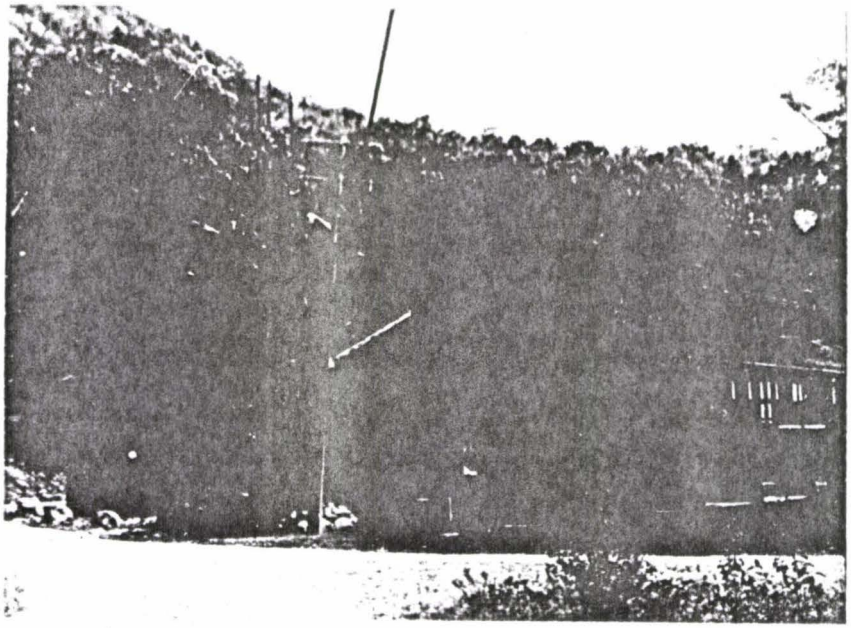

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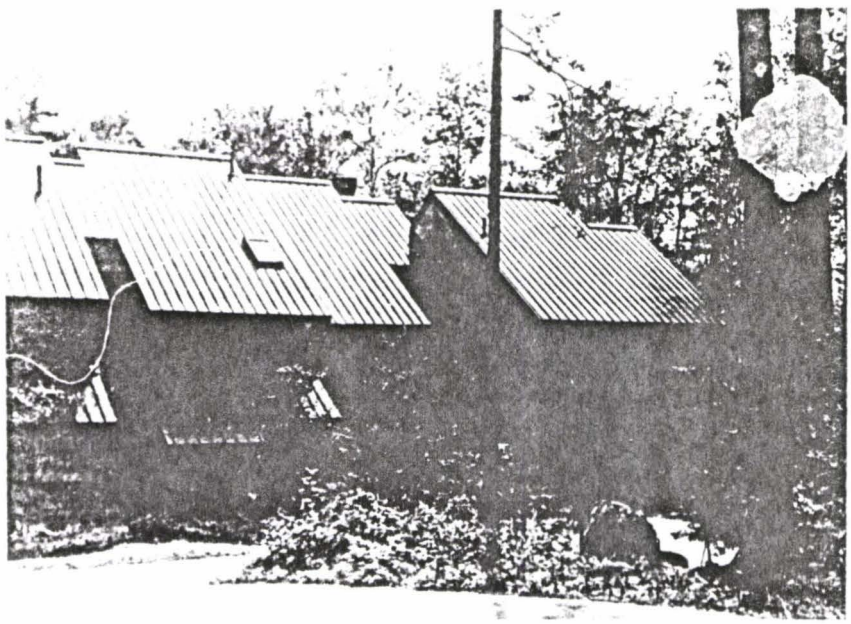

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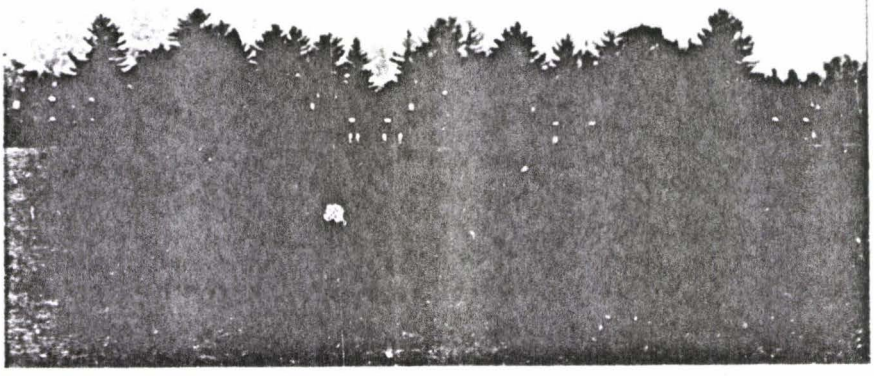

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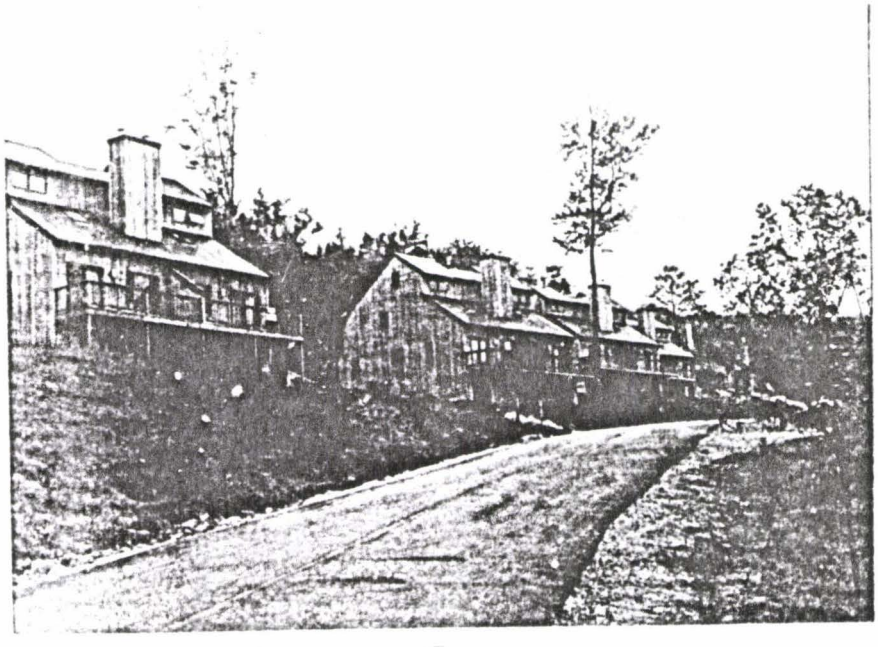


6

The Town of Jackson

Jackson Village is very much a resort area although this is not so true for the Town as a whole. All the attractions are very closely related to the Village.

Jackson was incorporated in 1829. Historically the population has peaked (at almost the same levels, around 700 in the 1840's and 50's (because of agriculture), the 1870's and 1900's (a time of large inns and hotels), and the current growth in the 1980's. This 1980 growth spurt was not evidenced in Jackson alone, growth rate figures below show it was true for Bartlett and Conway, both to the south, and for Carroll County as a whole, although Jackson's growth started sooner. The following information is from The Towns Draft Master Plan.

Population Growth

	1960-70	1970-80
Jackson	28.3%	58.9%
Bartlett	8.3%	42.6%
Conway	13.1%	47.1%
Carroll Co.	17.2%	50.6%

Valuation in 1980, $44,610,385 and in 1984, $47,498,165. A winter of 1987 analysis showed the average selling price of condos in Calendar Year 1986 was $174,500.

The Town of Jackson has a total of 43,776 acres. Of this total 11,400 acres are private lands, 31,625 (72%) are National Forest Lands, 425 acres are Town lands, and 326 acres are roads.

The Town, as evidenced by the Town Report, Zoning Report, and questionnaires used by the Town seems, to be very interested in maintaining the natural quality of the Town.

In the Draft Master Plan they describe Forest related activities like hiking, and skiing as important benefits of the area.

One quote in the Master Plan that seems to describe this feeling is,

> By the late 1800's Jackson had become a resort area due to its natural beauty. Tourism had replaced agriculture as a basis for the economy. Today Jackson still has a tourist based economy but the emphasis has been shifted from the large inns and hotels to the individually owned vacation houses. Large parcels of land are being purchased by developers who are building luxury homes and condominium complexes for vacationers. It is clear that visitors come to Jackson to enjoy the qualities relating to natural beauty and atmosphere in the Town of Jackson.

The growth of housing compared to condo units is shown in the following tables:

	1970	1980	1988
New Housing Units	482	656	829

Units Sold	1981	1982	1983	1984	1985	1986
CONDOS	0	0	6	10	20	21
NONCONDOS	10	12	25	20	24	26

There are three specific areas of condo growth in the Town of Jackson: 1) around Black Mountain Ski Area, 2) in the village itself associated with the Golf course, and 3) on Route 16 near where it enters National Forest lands. Each of these three obviously aim at different clientele. The most highly developed is Wentwoth Resort (associated

with the golf course), next come those around Black Mountain Ski Area, and the lowest level of development is found in those on route 16.

Wentworth Resort in the Village of Jackson - have sold 60 units with 2 others remaining incomplete. They have also been building this summer(1988). This is a large complex started as a result of refurbishing an old resort. It is closely associated with a golf course, Inn, and restaurant. Their buildout is 90 units.

Black Mountain Meadows - a new development near Black Mountain Ski Area (a private ski area). They have constructed 17 units, all are sold.

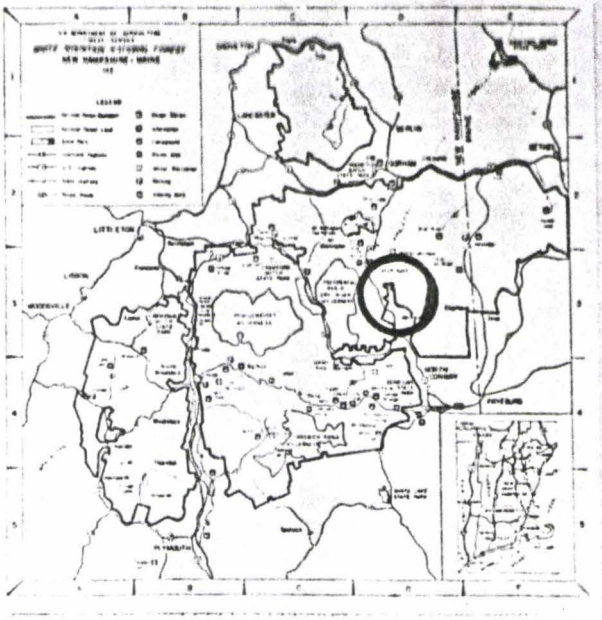
Black Mountain High Pastures - another new development near Black Mountain Ski Area. They have 10 units completed, about half sold but they expect no problem in selling the rest. They have plans for 32 more units.

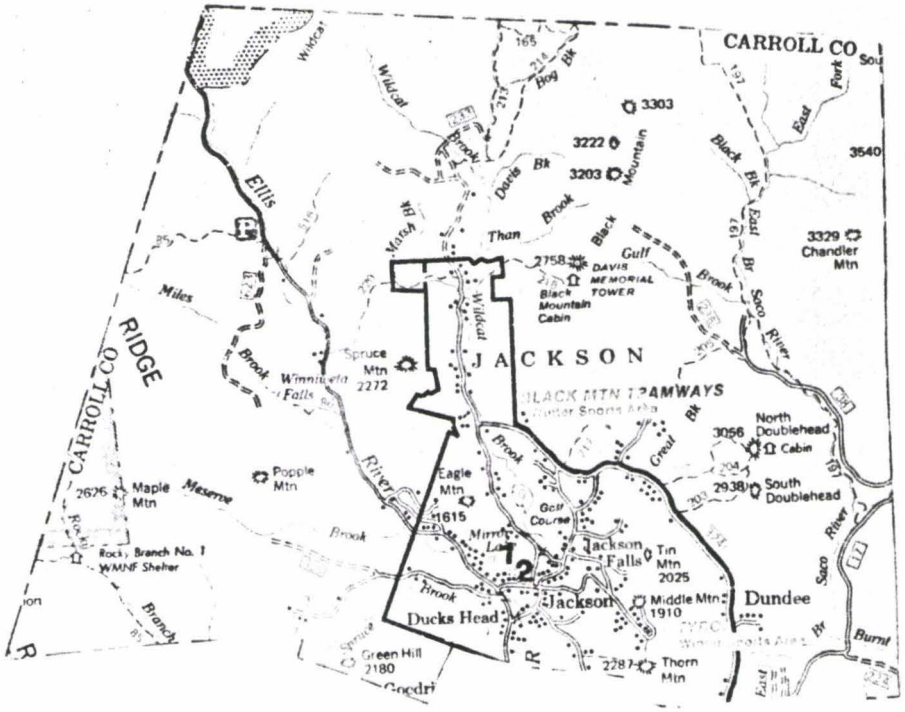
Mt. Washington Condos on Route 16, 10 units.

Mt. Jefferson Condos on route 16, 4 built, 1 under construction, 2 more planned.

Ellis River Villages on Route 16, 4 units sold, 2 more being built.

WHITE MOUNTAIN NATIONAL FOREST

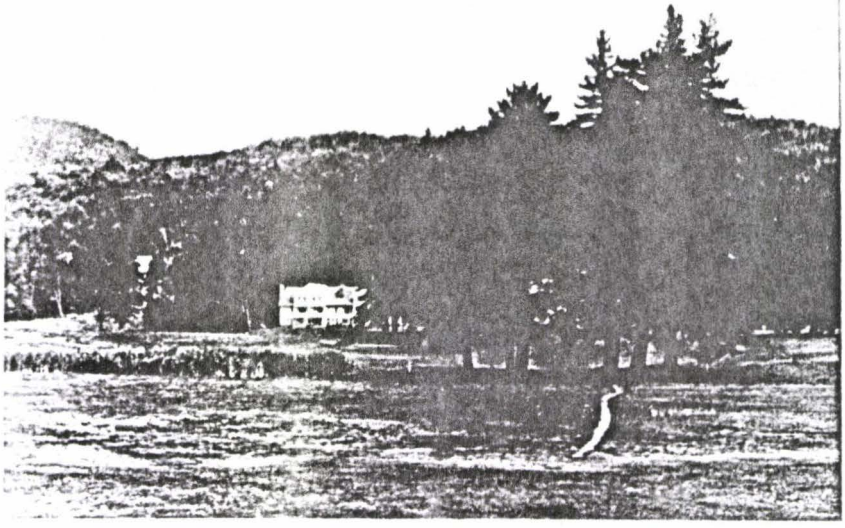




TOWN OF JACKSON

NATIONAL FOREST LANDS SHOWN IN GREEN

NUMBERS SHOW GENERAL LOCATION OF PHOTOGRAPHS



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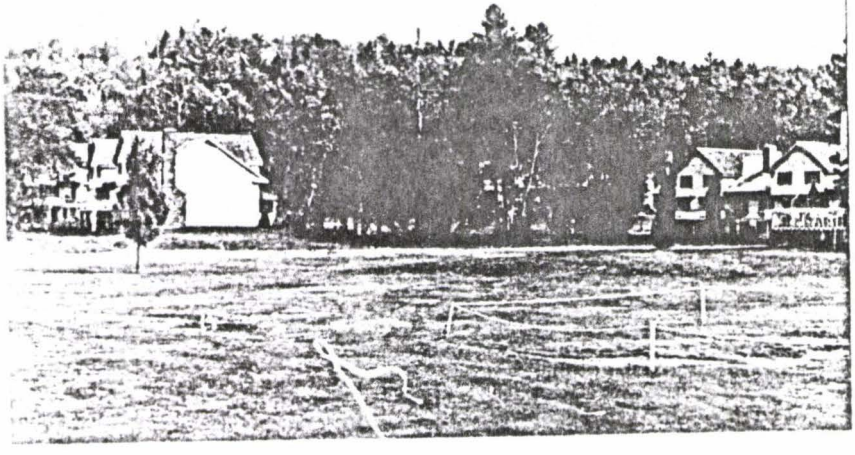


2

The Town of Carroll

The Town of Carroll includes the villages of Twin Mountain, Carroll, and Bretton Woods. It was incorporated in 1882. 1960 population was 295, 1970 population was 310 and 1980 population was 647. Valuation in 1980 was $18,190,900 and in 1984 $19,158,965. National Forest lands account for 15,165 acres of the land, about half the land base in the Town. Condominium growth is only occurring in the Bretton Woods area.

The Village of Twin Mountain bills itself as the Snowmobile Capital of the Northeast and most of the business activities in the winter are aimed at these users.

The village of Bretton Woods has a downhill ski area, cross country skiing, motels, and several eating establishments. Condominium growth is just beginning in Bretton Woods. It has shown an increase of less than 100 housing units. There are two locations where condominium growth is occurring in the Bretton Woods area. They are Mt. Washington Place on the Cog Access road and Forest Condominiums and Forest Condominium Townhouses on the South side of route 302. Both these developments are associated closely with the Bretton Woods Ski Area.

Mt. Washington Place has 59 units completed and 8 more building (2 buildings with 4 units each). They have sold most of these. Forest Condominiums have 54 units and 28 Townhouses all of which are sold. The Townhouses include the land in individual deeds whereas with the condos the land is held by the association. They are not building any more units although they have plans for more. There is a new large Recreation Center currently going up that would serve both these developments.

Town Officials don't believe there will be any other condo growth centers because the services and opportunities aren't centrally located as they are in the Bretton Woods development.

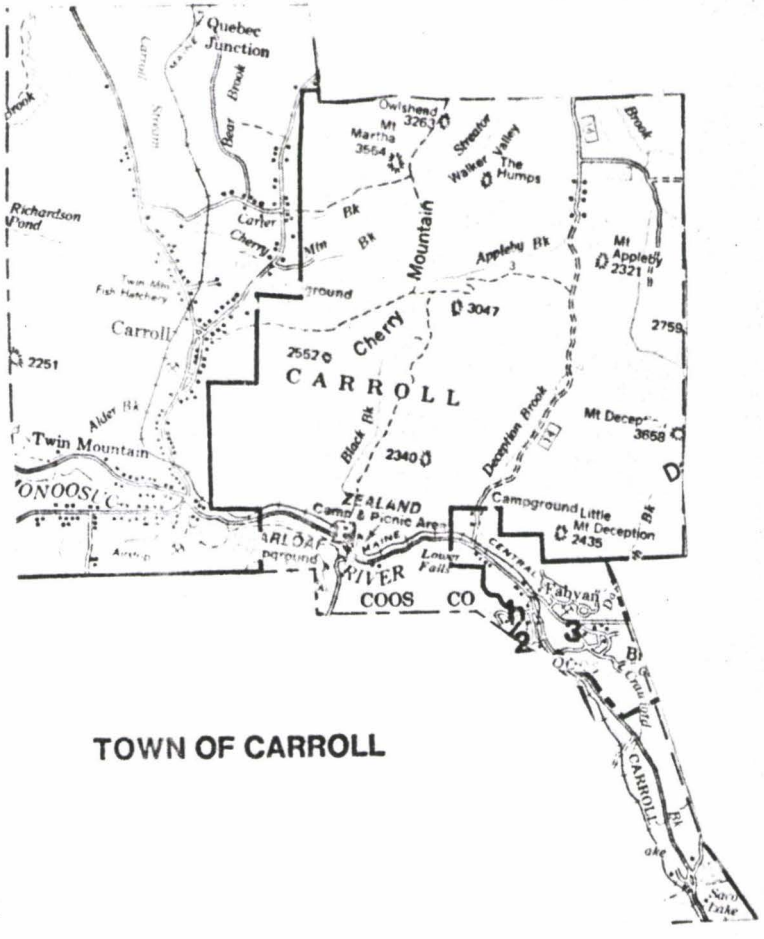
The Town is aware of some growth problems and are addressing them with building restrictions like a density control of one unit per acre. They also have a 33 foot height limitation to the highest ridgepole. It appeared that here most of the condos were not intrusive on the mountain views, although in other locations on the Forest they were obviously so. It appears this was a good control.

The Town has some concerns about providing services but felt that if the development was localized it would be no real problem.

These following comments come from the Town officials interviewed. The condominiums tend to be used year-round but only because of a unique situation - The convention use of Mt. Washington Hotel carries over and allows these condos to be more easily rented in the summer months than they would be in some other cases. The condo buyers here seem to be "outdoor oriented", that is to say they like alpine and cross country skiing, snowshoeing, hiking etc. There is more winter use than summer use by the owners themselves. They don't seem to like snowmobiling, in fact there have been several instances of conflicts between snowmobilers and crosscountry users in the area.

It appeared that this was a "just developing" condo growth area. The other thing noticed was the necessity of a close group of recreation activities (not just outdoor resource related activities) for growth. The construction of the new recreation facility seems to bear this out. There needs to be a "draw" for the development to start but an increase of opportunities for development to continue.

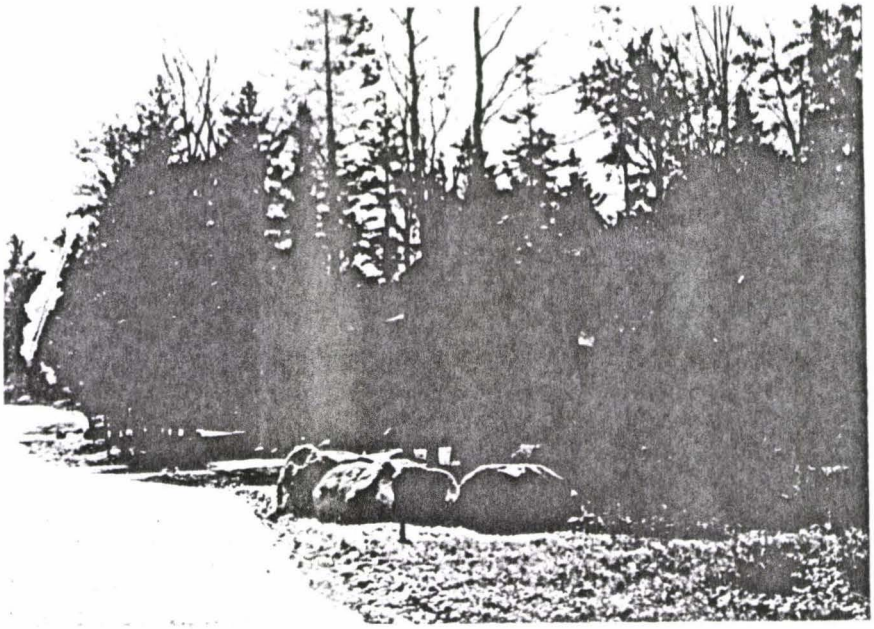
WHITE MOUNTAIN NATIONAL FOREST



TOWN OF CARROLL

NATIONAL FOREST LANDS SHOWN IN GREEN

NUMBERS SHOW GENERAL LOCATION OF PHOTOGRAPHS



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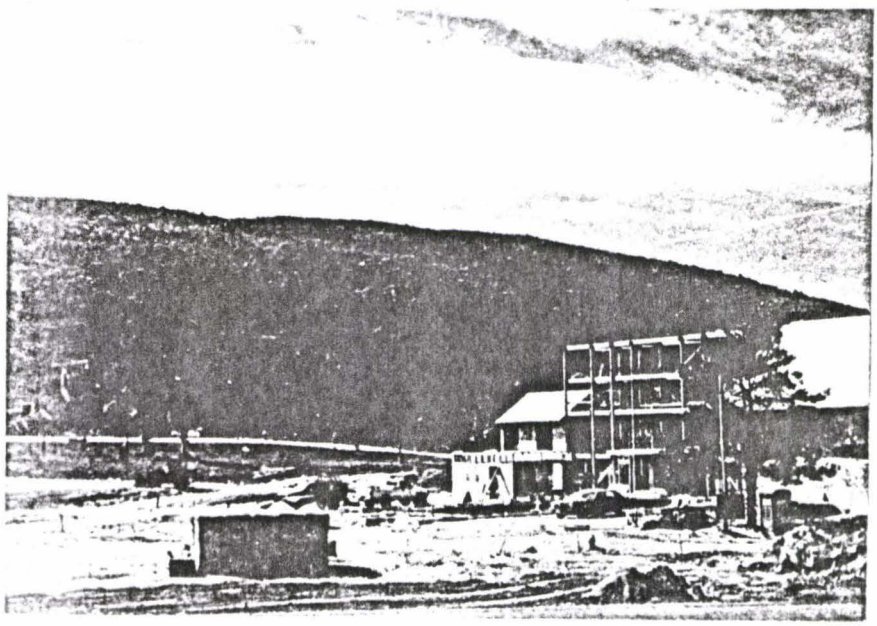

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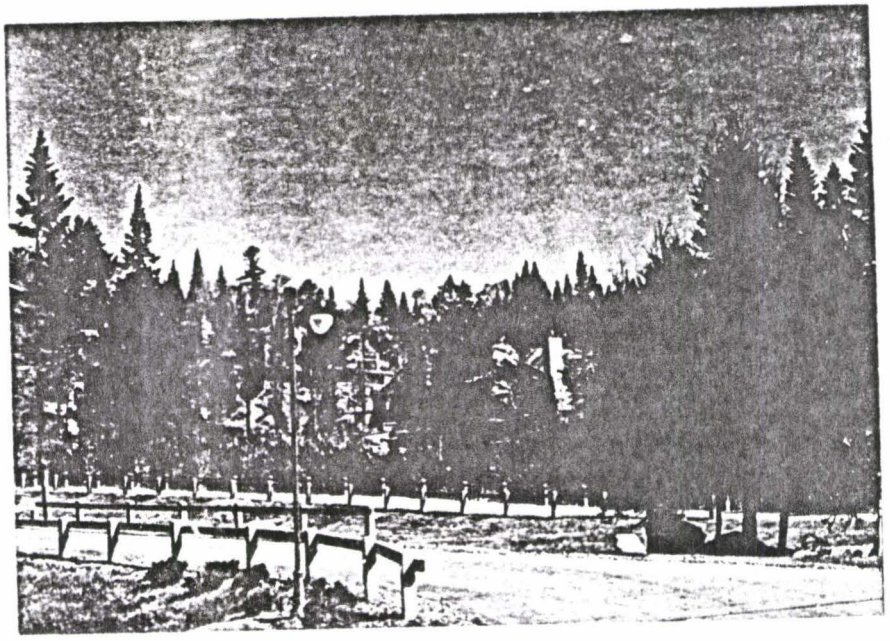


3

The Towns of Lincoln/Woodstock

The Towns of Lincoln and Woodstock are combined in this writeup. They are treated as one unit because they are adjacent, they consist of one labor market, and they share many public facilities.

Some of the content of this writeup comes from the work done by BIOWEST on the Environmental Impact Satement (EIS) for expansion of Loon Mountain Ski Area.

Only 4,436 acres (6%) of the Town of Lincoln's total 79,522 acres are private lands. The rest are National Forest lands (73,106 acres) and Franconia State Park and Fay State Forest (combined acreage of 3,011). The private lands in the Town of Lincoln includes approximately 1,108 acres of developed land, and 3,328 acres that are vacant.

The Town of Woodstock has 28,303 acres of National Forest ownership. This represents 84% of the Town's land base.

Lincoln was incorporated in 1764. 1960 population was 228, 1970 - 1341, and 1980 - 1313. Valuation grew from $32,316,703 in 1980 to $45,680,393 in 1984.

Woodstock was incorporated in 1763. Population in 1960 was 827, in 1970 - 897 and in 1980 - 1008. Valuation in 1980 was $19,635,650 and in 1984 was $20,646,161.

The Village of Lincoln is at the intersection of Route 112 (the Kancamagus Highway) and Route 3/Interstate 93. Loon Mountain Ski Area, a Forest Service permitted area is the major winter recreational draw, although the heaviest recreation use is during the summer months. This is an area of very rapid growth and also very restricted by National Forest ownership.

There is heavy condominium development of a short section of Route 112 (The Kancamagus Highway) associated with the Ski Area development of Loon Mountain. The Lincoln/Woodstock Area has shown an increase of 262 units from 1980 to 1986.

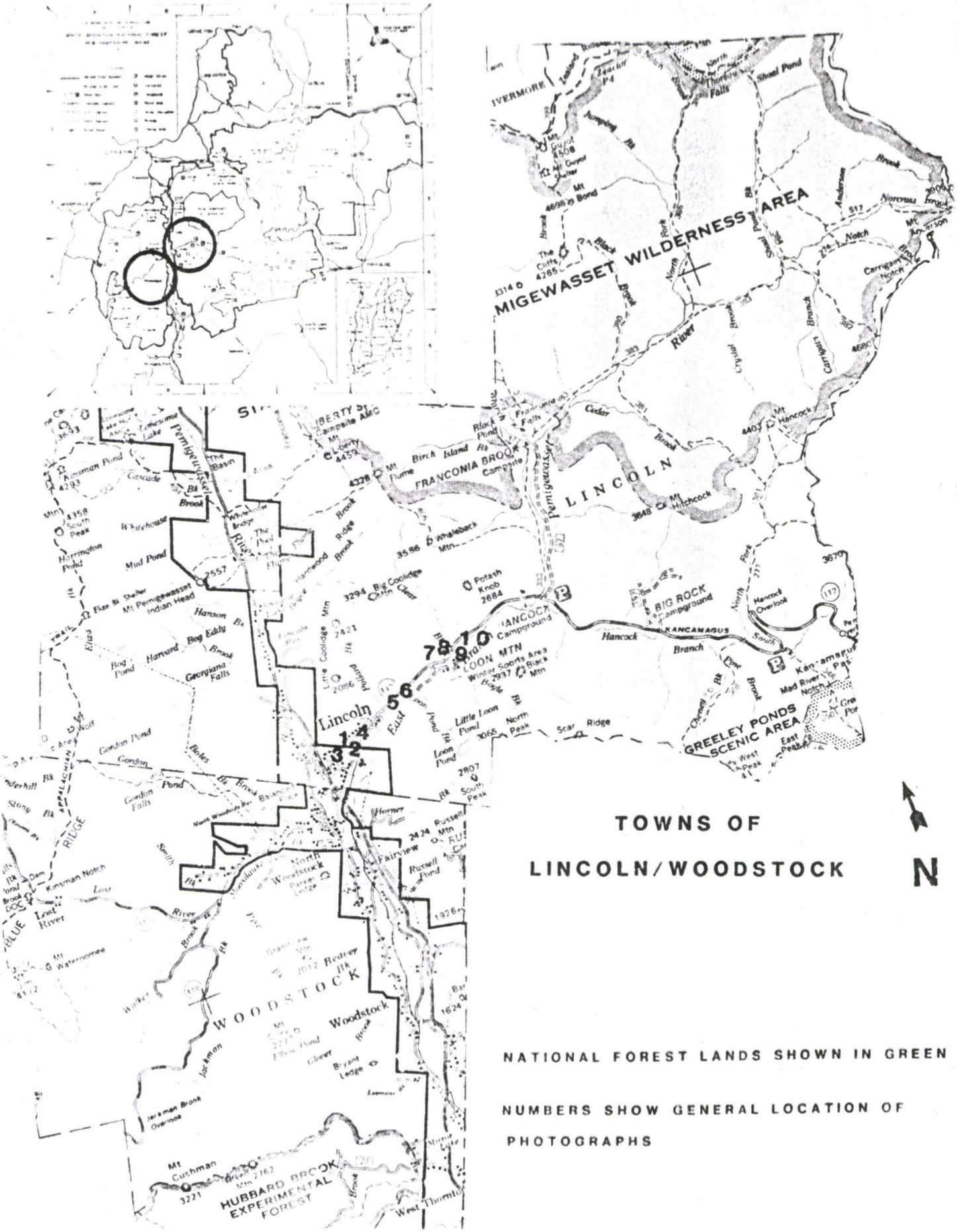
Lincoln has been a one-industry town during most of its history. After the decline of farming, lumbering, and small manufacturing, Lincoln was a tiny paper mill town until the mill closed in 1981. In a sense, Lincoln became a "ski town" when the mill closed, but there was no immediate major change. In 1979, New England was beginning to recover from the severe 1974-75 recession. Another mild recession in 1981-82 slowed the visible pace of activity, but when the region's economy began to clearly prosper in the early 1980's, the effects began to be visible at the region's ski areas. Loon Mountain Ski Area, established in the late 1960's, grew steadily into the 1980's, as did other regional ski areas. The basic fact of dependence on one industry has not changed; the industry has. This change has allowed additional employment and tax base, and has enabled the Town to rebuild its public services at low tax rates. Lincoln's reconstruction as a destination resort has rebuilt the main commercial street, and has been accompanied by improvements in infrastructure, and in the availability of commercial and cultural services.

The accompanying social changes are not viewed positively by all observers, however. The change in the town's rural character, its increasing domination by nonresidents, and the migratory seasonal ski area workers and construction workforce have created new social realities to which long-time local residents do not always swiftly adapt. Increasing traffic congestion and increasing law enforcement problems have generated a sense of disorientation and decline in the quality of life for some residents. Rising rents and housing prices endow current property owners with capital gains but also hinder young people from establishing homes in the area. Rapid land use change threatens the attachment of some people to a more stable, rurally oriented past. Divisions arise between groups perceived to be benefitting from growth and change, and those groups who feel left out or injured. The resulting strains are common in towns experiencing rapid growth or complete rebuilding of their economic base in a brief time.

The change in the economy and the costly new facilities required have led to a new role for government in Lincoln-Woodstock. The increased and more active role for local and state governments is seen as a threat by many voters accustomed to the less formal and less intrusive local governments of the past. Suspicion of an expanding government is one cause of the lag between recognition of planning problems and effective action to deal with them.

In Lincoln-Woodstock there are an estimated 2,500 year-round residents. But there are many seasonal employees in summer and winter recreation businesses, and there are roughly 13,400 overnight beds. While not all of these beds are available or occupied at any given time, they indicate the importance of the transient population to the economy and the demand for public services

WHITE MOUNTAIN NATIONAL FOREST


MIGEWASSET WILDERNESS AREA
LINCOLN
Lincoln
WOODSTOCK
Woodstock
FRANCONIA BROOK Campground
BIG ROCK Campground
HANCOCK Campground
LOON MTN Winter Sports Area
GREELEY PONDS SCENIC AREA
HUBBARD BROOK EXPERIMENTAL FOREST
Pemigewasset River
Kancamagus Highway
Hancock Branch
Mt Liberty
Mt Flume
Mt Hancock
Mt Hitchcock
Whaleback Mtn
Big Coolidge Cliffs Clear
Potash Knob
Scar Ridge
Mt Bond
The Cliffs
Mt Guyot
Mt Carrigain
Mt Anderson
Mt Cushman
Mt Watermonee
Kinsman Notch
Gordon Falls
Georgiana Falls
Indian Head
Russell Mtn
Fairview
Kancamagus Pass
Mad River Notch
Hancock Overlook
Franconia Falls
Cascade
Basin
Whitehouse Bridge
Liberty Campsite AMC
Lincoln Woods Trailhead
Lincoln Woods Parking Area
Lincoln Woods Ranger Station
Lincoln Woods Visitor Center
Lincoln Woods Trail
Hancock Loop Trail
Hancock Notch Trail
Franconia Ridge Trail
Osseo Trail
Wilderness Trail
Gordon Pond Trail
Boyle Trail
Kinsman Ridge Trail
Appalachian Trail
Jackman Brook Overlook
Bryant Ledge
Elliott Pond
Oliver Brook
Russell Pond
Little Loon Pond
Loon Pond
Gordon Pond
Mad Pond
Harvard Pond
Big Eddy
Hanson Pond
Kinsman Pond
Whitehouse
Mud Pond
Harrington Pond
Liberty
Flume
Lincoln
Cedar Brook
Crystal Brook
Carrigain Branch
Norcross Brook
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Pemigewasset River
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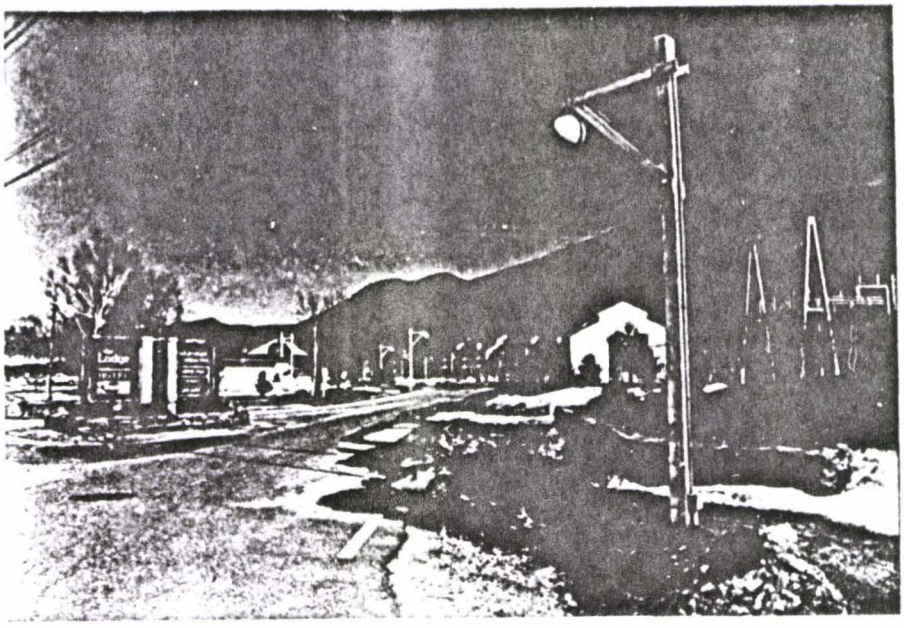
Kancamagus Highway
Mad River
Gordon Brook
Boyle Brook
Jackman Brook
Oliver Brook
Elliott Brook



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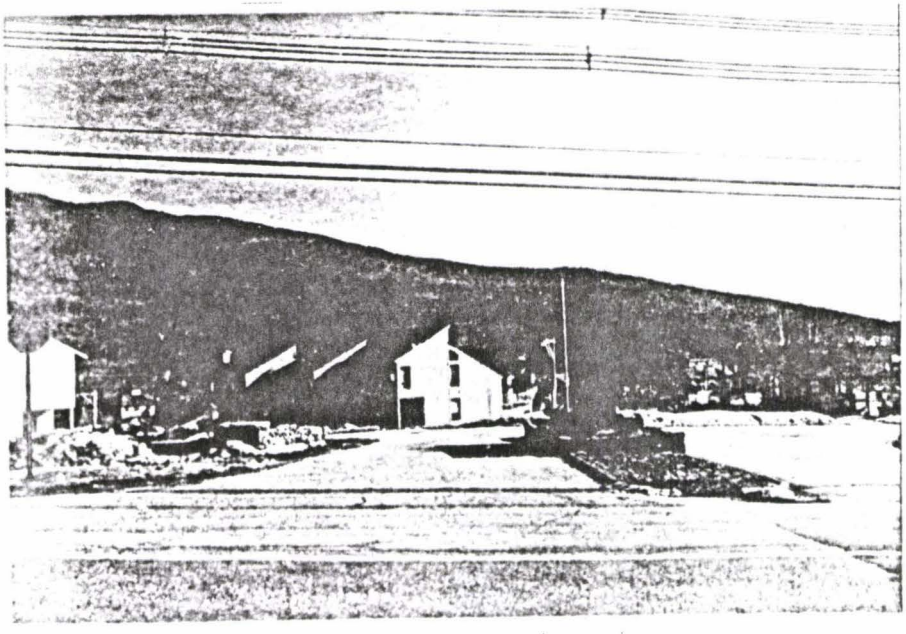

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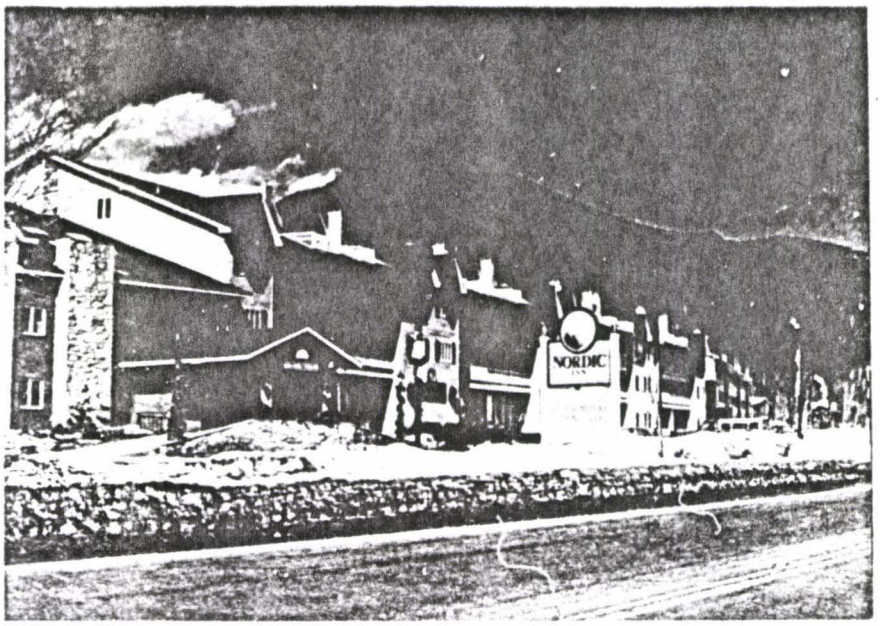

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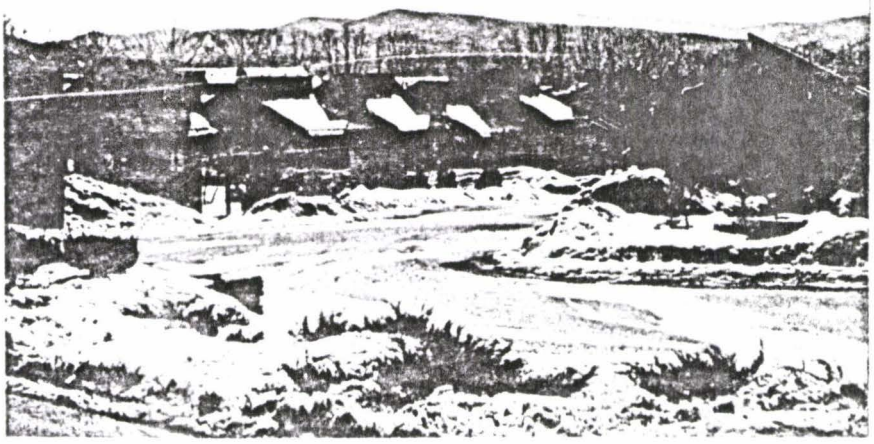

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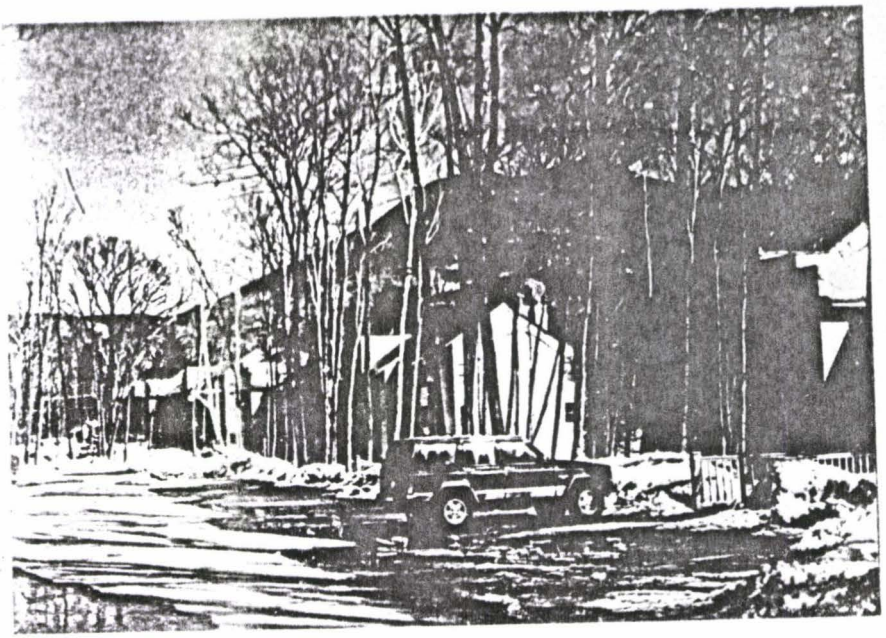

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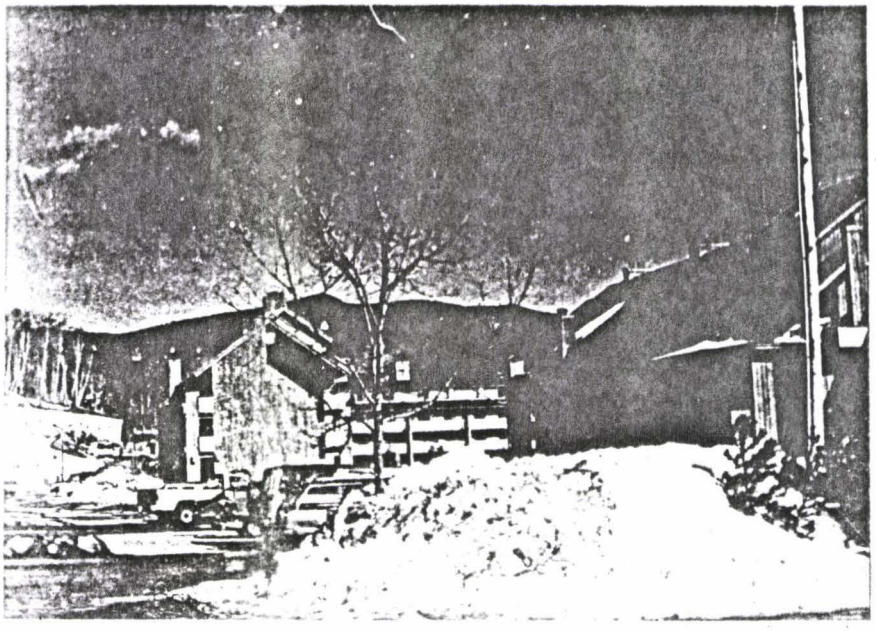

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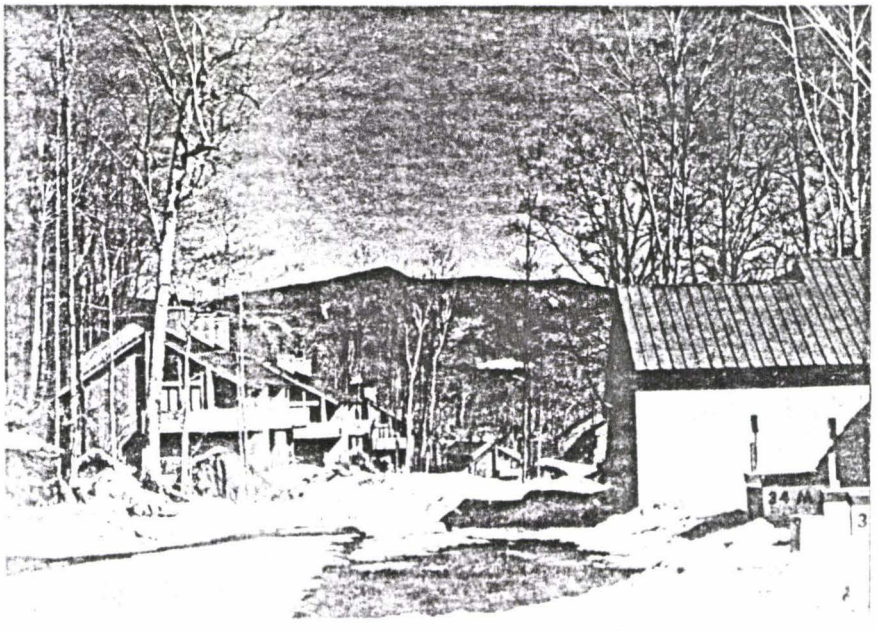

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The Town of Waterville

Waterville Valley is an island of private ownership (about 500 acres) completely surrounded by National Forest lands. It has become a large ski/conference center with the construction of many hotels, eating establishments, and related condominiums. It doesn't have the draw of shopping in the immediate vicinity as other areas, like Conway has and Lincoln is developing. However, the recently opened Village Center provides grocery and clothing stores that were not previously available.

Waterville was incorporated in 1829. Population grew from 22 in 1960 to 109 in 1970 and 199 in 1980. Valuation grew from $34,378,425 in 1980 to $63, 271,650 in 1984. There are 1,328 living units in Waterville Valley. With about 60 of these being single family residences, there are 1,270 condominium units.

Currently there are no new developments before the Planning Board, therefore it appears development is slowing down. Most of the planned developments are built out. There are some additional areas in the Town that are available for construction but no developments are yet planned for them. The new village the commercial center (Village Center) will include affordable worker housing.

The Town Manager is personally concerned about growth in the entire White Mountain area, but as Waterville Town Manager feels that Waterville Valley growth is controlled enough to be acceptable. It is limited by the fact it's surrounded by National Forest lands, thereby preventing the "sprawl" so common in other areas. It is also controlled by good zoning and forward looking planning so that the developments are very acceptable and there are sufficient utilities available to handle the growth. The fact that they are not spread out makes for provision of utilities much easier and more economical. On the other hand, there is no set-back for building next to National Forest lands in Waterville Valley's zoning ordinances.

Waterville Valley has long been a summer resort area but didn't grow rapidly until winter use became an attraction with the development of a Forest Service permitted ski area in the 1950's. One of the selling points is "an island in the National Forest". Even so, the Town manager considers the people are really unaware of the White Mountain National Forest and its activities. They are just aware of large blocks of "natural land".

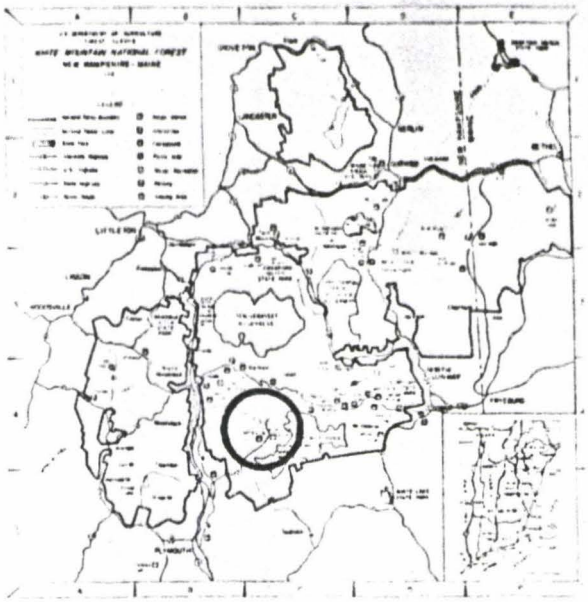
Winter activities are mainly alpine and crosscountry skiing. In the summer there's a combination of tennis, golf, and hiking. More condos are filled in winter. Waterville Valley Company is trying to make it a all-season resort, mainly through selling it as a Convention Center (there is a tremendous new lodge currently being constructed).

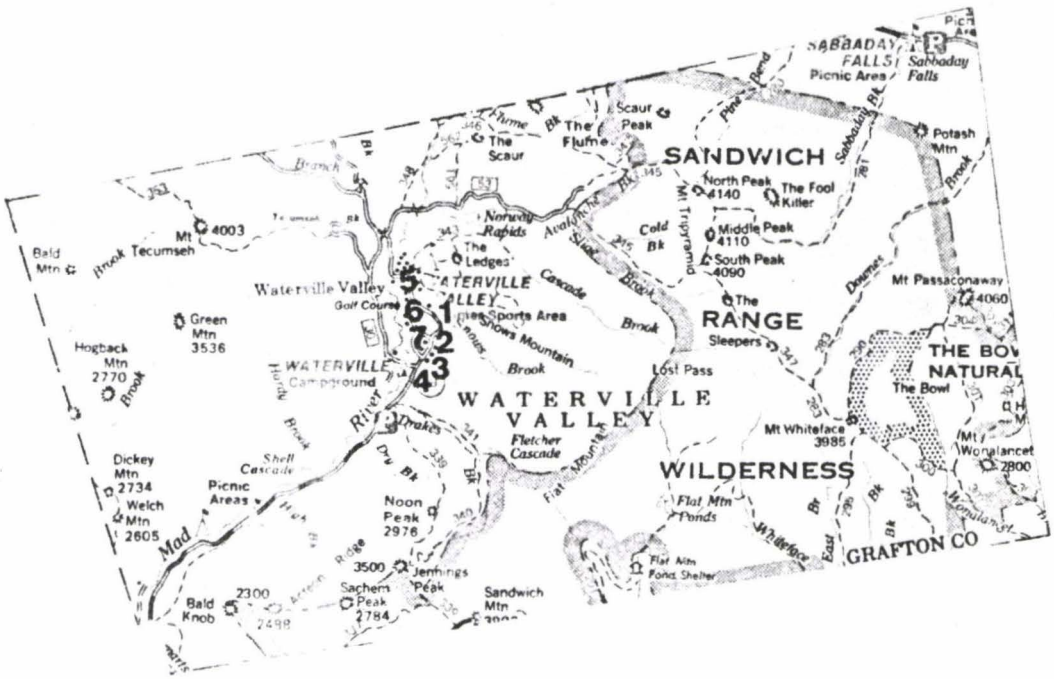
The Town Manager believes the skiing (including the ski school) is an important reason why it's such a family related area. This may change with the increased emphasis on year-round use. They are beginning to see retirees, a fairly recent phenomenon.

Residents (not condo owners) are aware of timber sales and are generally against them from a visual standpoint. Waterville Valley Company did request authority to construct a golf course under special use permit nearly 15 years ago but was turned down. The Town is currently looking at an area some miles distant for an 18 hole golf course. This could lead to another increase in impacts on National Forest lands. The Town Manager felt the earlier location on National Forest lands would have been a god idea as it would have kept the development, and its impacts, in one area.

Condo owners do a lot of renting of units when they don't use them. This is made easier by the presence of a condo management agency tied to the Waterville Valley Company. Although there are some seasonal rentals, the greatest amount is short term rentals, a week or two.

WHITE MOUNTAIN NATIONAL FOREST

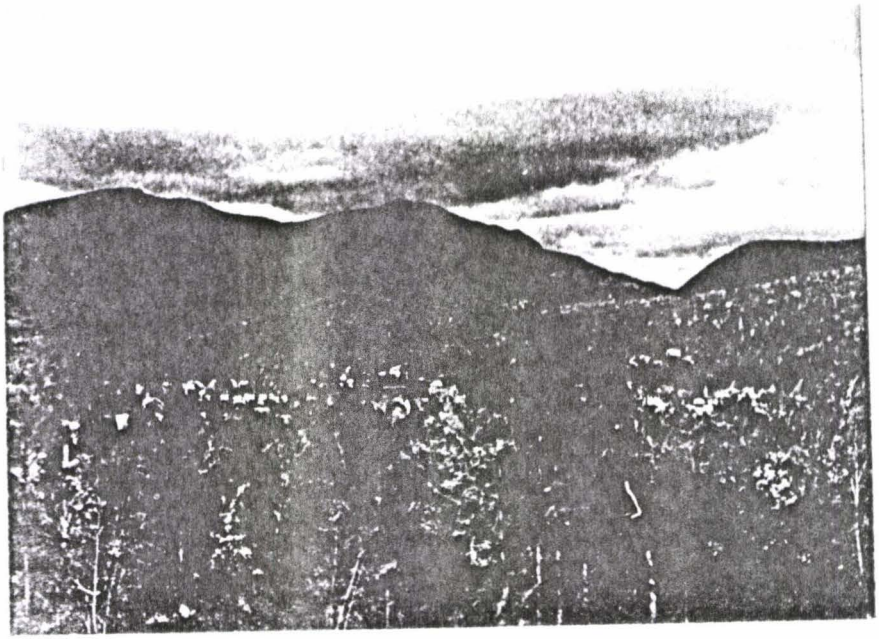




TOWN OF WATERVILLE

NATIONAL FOREST LANDS SHOWN IN GREEN

NUMBERS SHOW GENERAL LOCATION OF PHOTOGRAPHS



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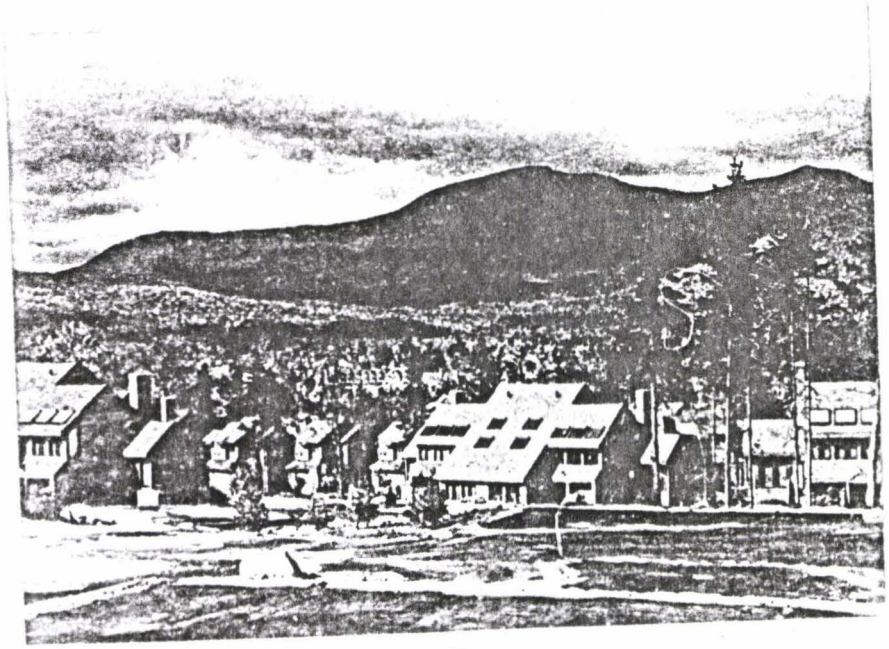

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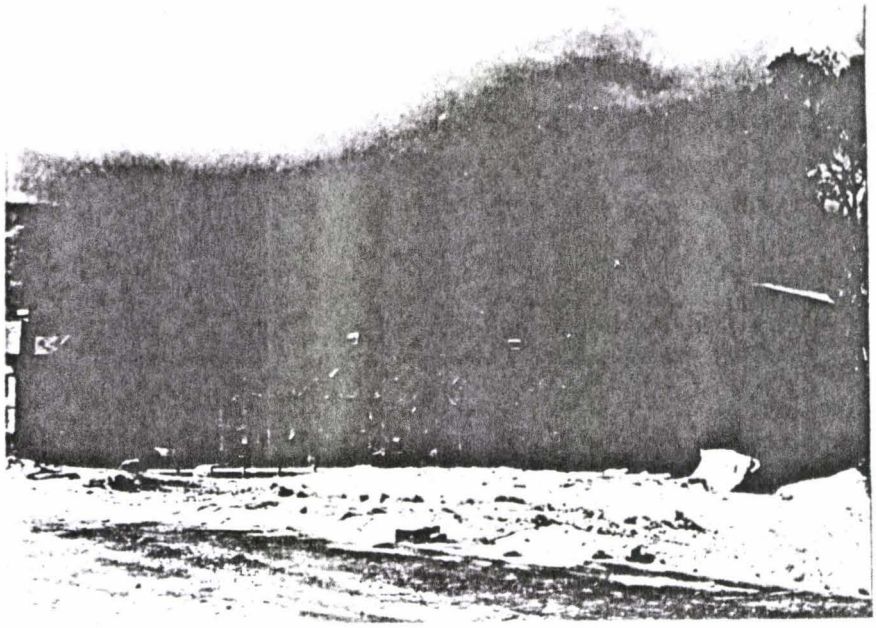

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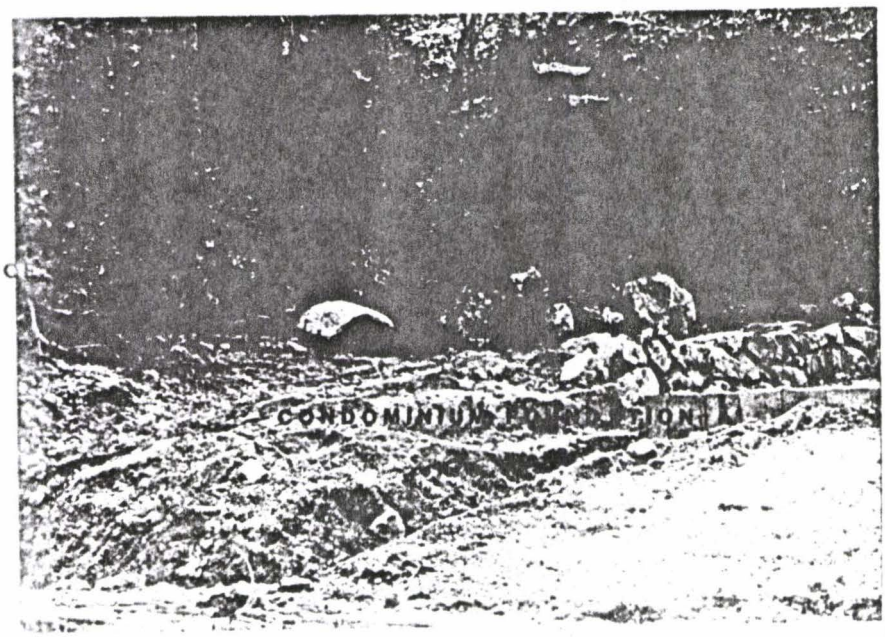

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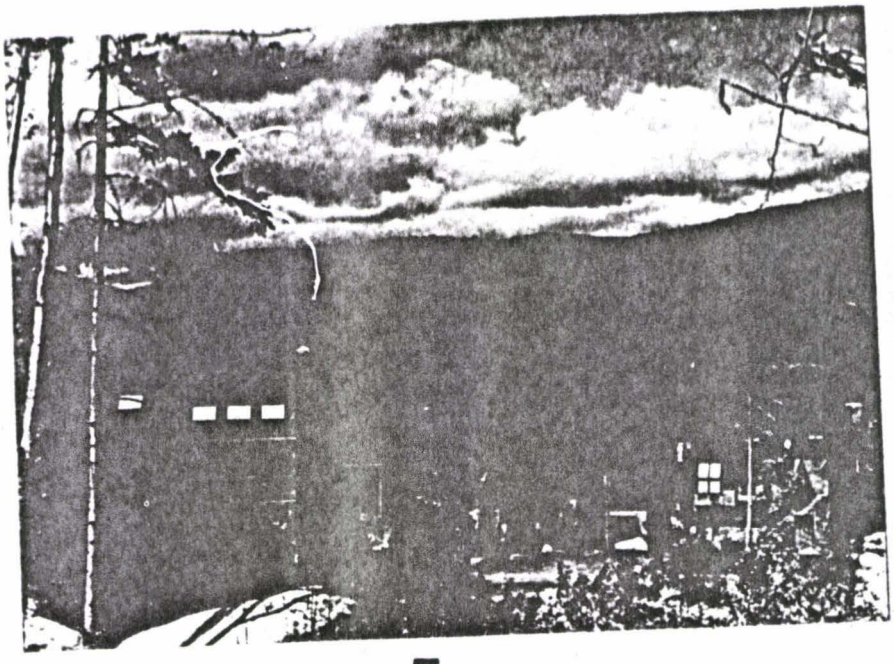

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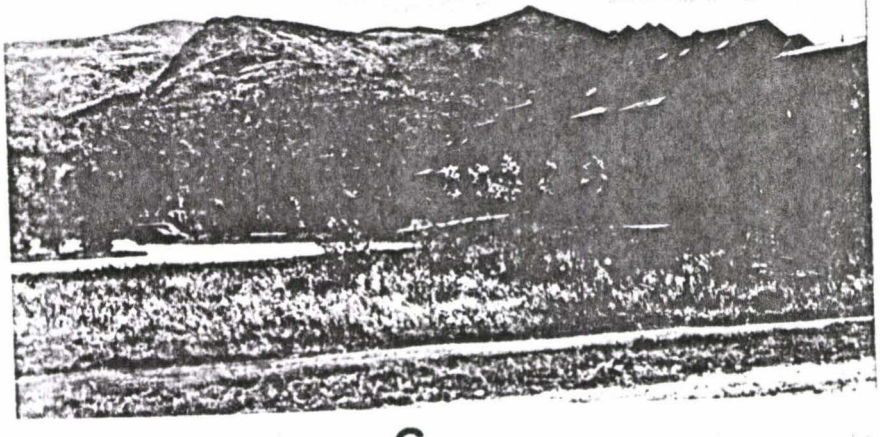

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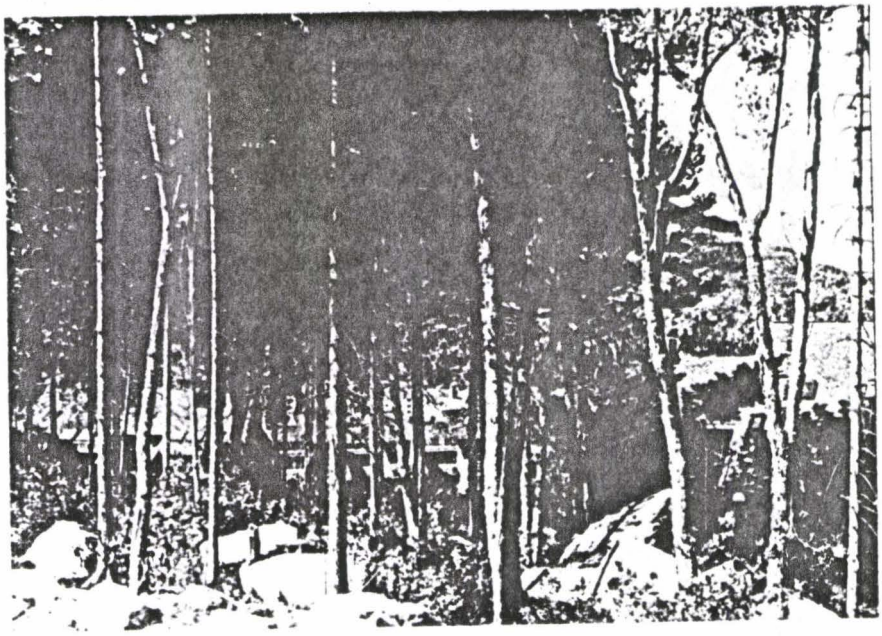

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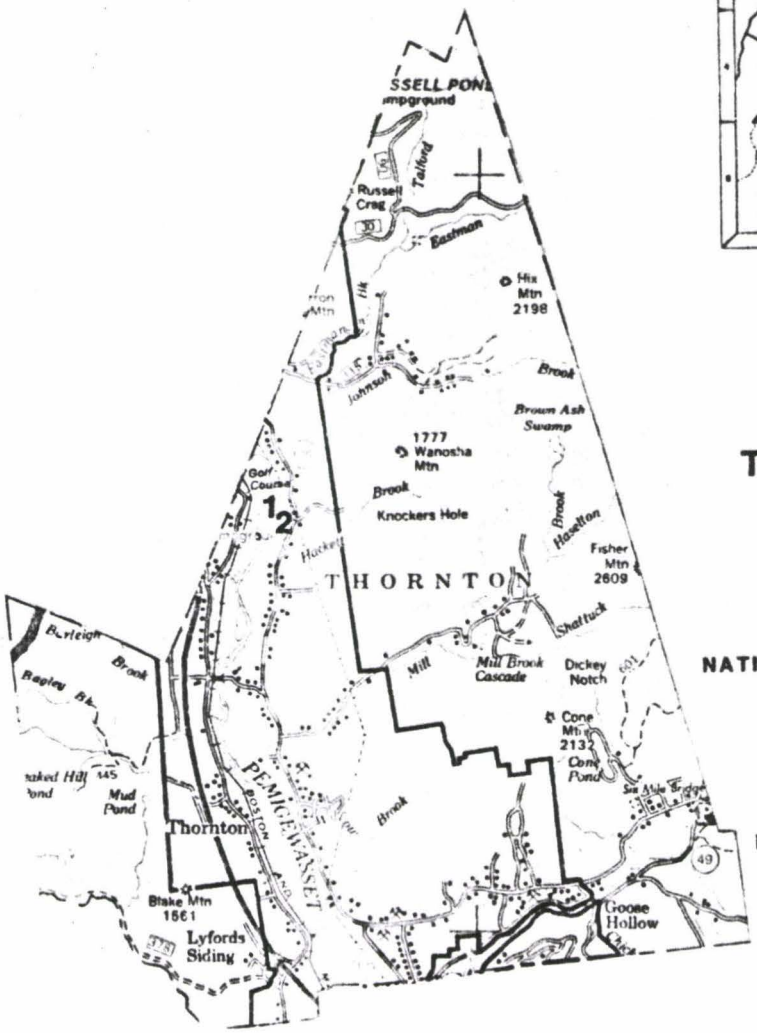
The Town of Thornton

Thornton is the least impacted by National Forest ownership. It is affected only on the East and West sides.

The growth here is in some smaller less heavily developed areas in the six mile bridge and Mill Brook areas. These are less intensive and more the traditional "summer home" concept or "expensive first home" rather than condominium type.

Much of the growth in condominiums is a result from overflow of the Lincoln area.

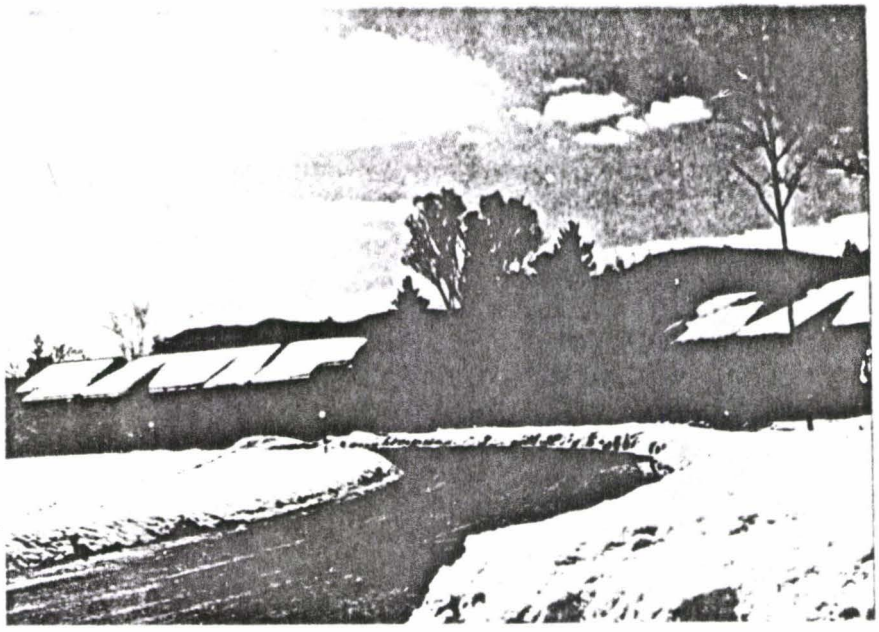
WHITE MOUNTAIN NATIONAL FOREST



TOWN OF THORNTON

NATIONAL FOREST LANDS SHOWN IN GREEN

NUMBERS SHOW GENERAL LOCATION OF PHOTOGRAPHS



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THE OWNERS AND THEIR INTERESTS

From The Mailing List

Even before the questionnaires were sent some things about the condominium owners were obtained from the mailing list.

1. Of the 905 on the mailing list, only five were already included on any Forest mailing lists. All five were in the Loon Mountain area and appeared to be on the mailing lists because of the current discussions over Loon Mountain Ski Area expansion. With this minor exception it seems the Forest is not reaching the condominium owner "public".

2. The residences of the sample by State are:

Massachusetts	67%
New Hampshire	19%*
Rhode Island	7%
Connecticut	2%
New York	1%
New Jersey	1%
Florida	.6%
Maine	.5%
Pennsylvania	.4%
North Carolina, Indiana, Ohio, and Virginia	1 ea

* There were 163 from New Hampshire. Of these, 111 were from areas south of Concord, New Hampshire and only 52 were north of Concord.

Ninety five and one half percent (95 1/2%) were from New England, including Massachusetts, New Hampshire, Maine, Connecticut, and Rhode Island. Vermont was not represented. Historically, recreation users of the White Mountains have originated from the same states. In 1853-54, (that's right 1853) 79%, and in 1980, 86% of the visitors to Mt. Washington were from this area. 1/

1/ Binkley, Clark, S. Forest Product Demands on the White Mountain National Forest: A Qualitative Assessment, 1982, Table 1.1.

Most condominium owners are not residents. Only 5% (46) of the sample had mailing addresses in the Towns studied (it is assumed they resided there full time). It would be interesting to see if this residency rate changes.

From the Questionnaire

General

There were 258 returns from the 905 questionnaires mailed out, a 29% return. The questionnaires were mailed a week before Christmas and they were mailed from Clemson University with a return to Clemson. When these factors are considered and compared with the usual 20% return rate for questionnaire surveys this is a good response.

This shows that condominium owners are interested in the White Mountains. The fact that 163 respondents (64% of the returned questionnaires) wanted to be on the Forest's general mailing list is consistent with this assumption. There were also 84 (33%) respondents who requested a summary of the results of this study.

The back page of the questionnaire had the queries:

> Is there anything you would like to tell us about your interests in, recreation activities on, and management of, the White Mountain National Forest?
>
> Also, any comments you wish to make that you think may help us in future efforts to understand what residents or users of the White Mountains want from the White Mountain National Forest will be appreciated, either here or in a separate letter.

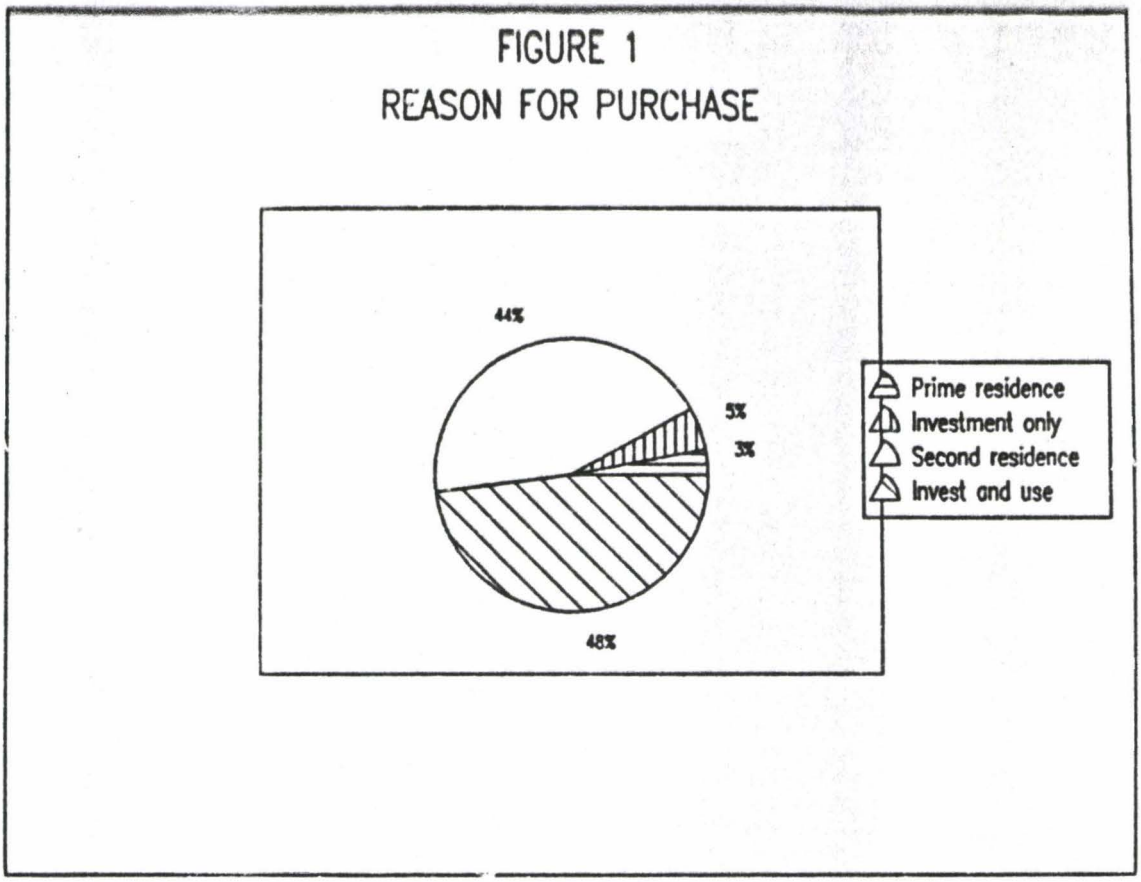
There were no separate letters, but there were 58 responses (23% of the returns) to these questions. They were very wide ranging and difficult to analyze without compromising their individuality. They are included in their entirety in Appendix G. They serve to give a flavor to the responses that can't be shown in data analysis.

The Lincoln/Woodstock area represented an even 50% of the responses, Waterville 23.8%, Bartlett 12.1%, Campton Thornton 7.4%, Carroll 3.1%, and Jackson 2.3%. There were 2% of the respondents that did not identify the Town they were from.

Use of Condominiums

The original intent was to keep owners and renters separate. The difficulty of identifying renters in the time available made this impossible. Owners were identified from Town tax rolls. About 2% of the respondents indicated they didn't own their units. This may have been a result of changes in ownership/rental in the time between obtaining the names and sending the questionnaires.

Figure 1 illustrates the respondents reasons for purchasing the condominium units.

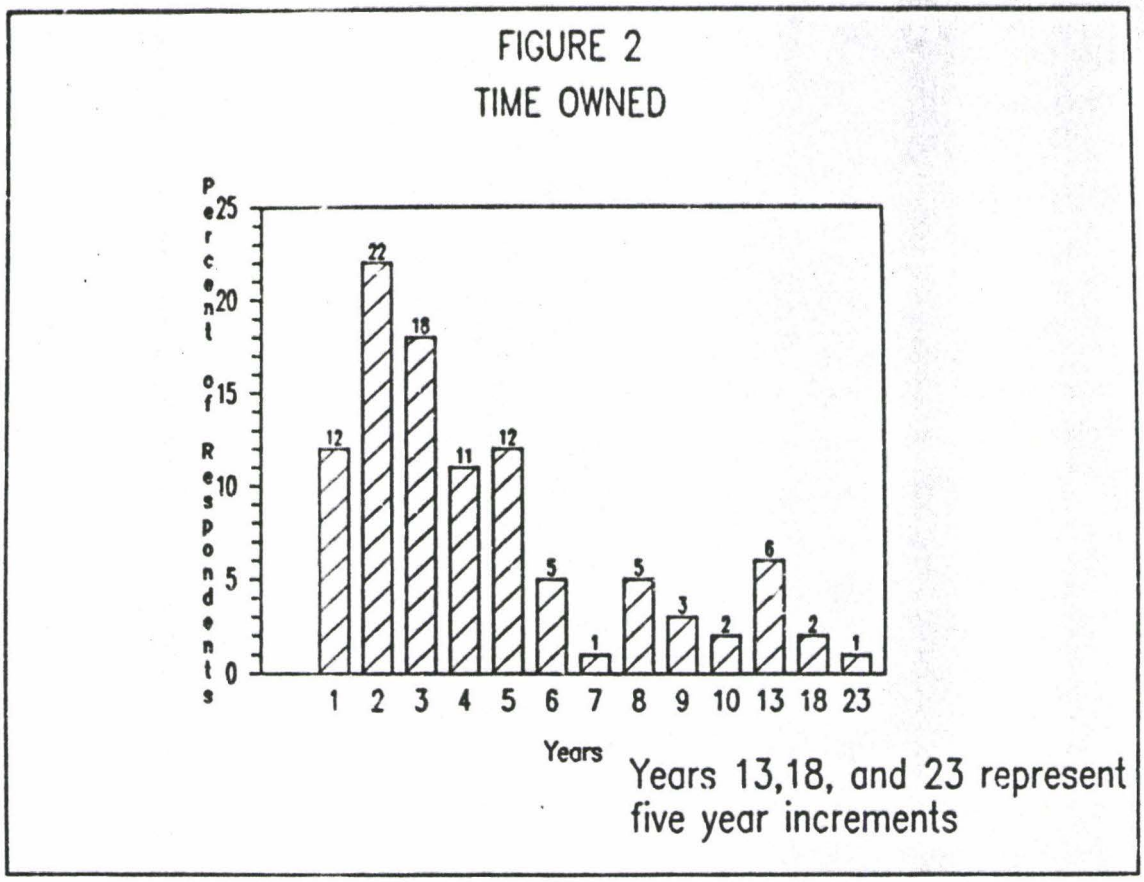


Of the 255 people that answered the question on ownership, about 3 percent said they bought for use as a primary residence. About 5 percent responded that they bought for investment purposes only (these may have been renting, or merely holding and re-selling). By far the most respondents to this question owned the units for personal use as a secondary residence (about 44 %) or for a combination of investment and personal use (about 48 %).

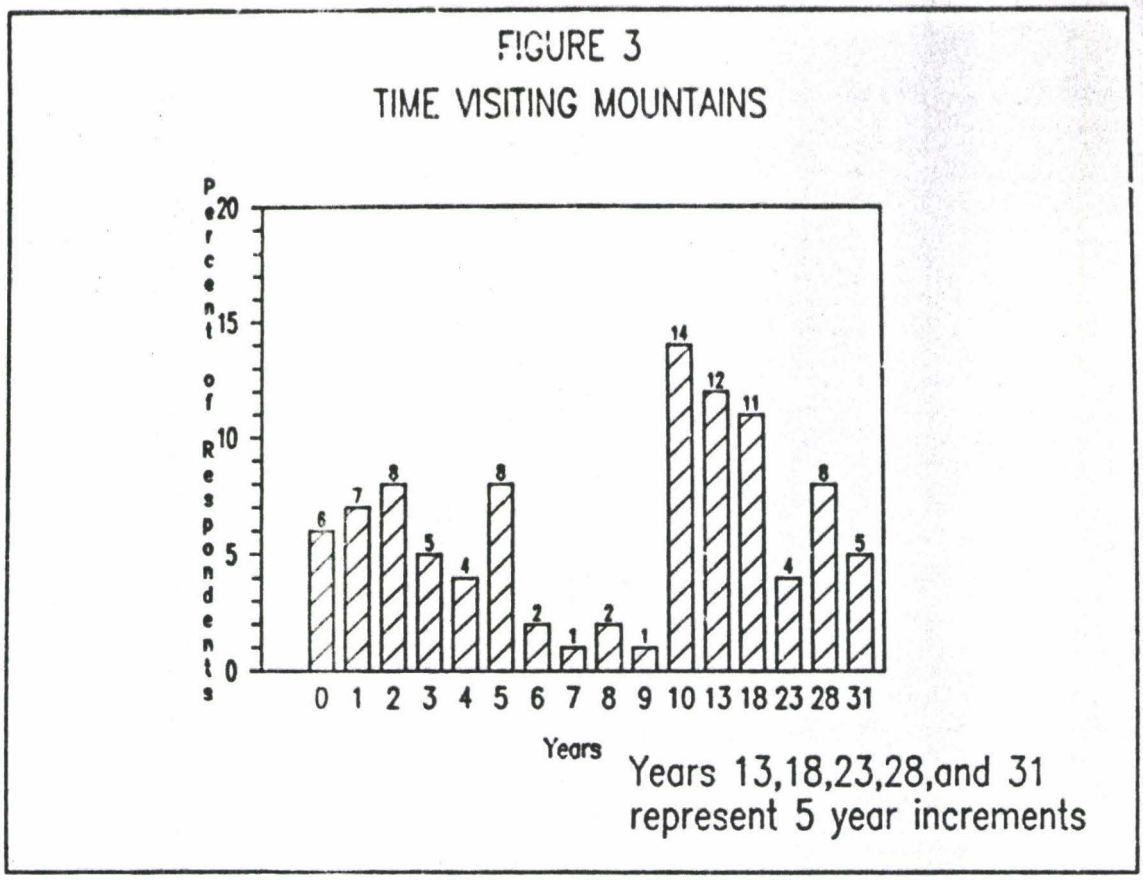
This information supports the earlier assumption, based on the mailing list, that few of the owners are permanent residents in the area.

There were only 21% (53) of the responses that indicated they rented the condominium units. This indicates that three quarters or more of the owners considered the purchase of the unit, as opposed to renting the unit, an investment. Of those who rented the units, 26% rented for one week or less, 21 % for up to four weeks, and 53% for more than four weeks.

Figure 2, showing the years the units have been owned, verifies the growth in the last five years and perhaps even the start of a slowdown.



In order to get an idea of the owners familiarity with the White Mountains a question on the number of years they had visited here before purchasing was included. It was surprising to find that over 50 percent of the owners had been coming to the mountains for 10 or more years before purchasing (Fig. 3). These owners are not all newcomers. It appears that there may be two groups of condominium owners, 1)the new owners who have visited the mountains for around 5 years and 2)those who have visited the Forest for more than ten years before they brought their condominium. If more time were available it might be interesting to see if there are differences between these two groups. It is suspected there would be some in the age groups and some differences in the activity interests.



Owner Characteristics

Figure 4 shows the total number of individuals reported by age group. There were 976 people reported by the 258 returned questionnaires, representing an average group size of 3.8 people per household.

The data for age groups by household are also interesting. As shown in Figure 5, the 0-19 age group was represented in 61 percent of the households and 68 percent had individuals in the 40-49 age group.

Together these data belie a generally accepted image of condominium owners. The owners are not dual income, no children owners; they are more family oriented than commonly perceived.

FIGURE 4

INDIVIDUALS BY AGE GROUP

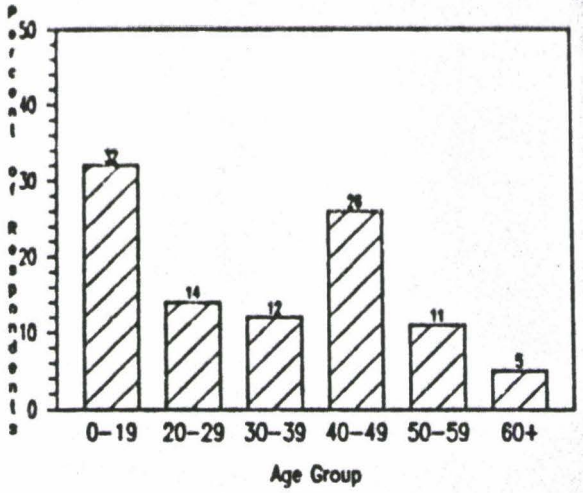


FIGURE 5

AGE GROUPS BY HOUSEHOLD

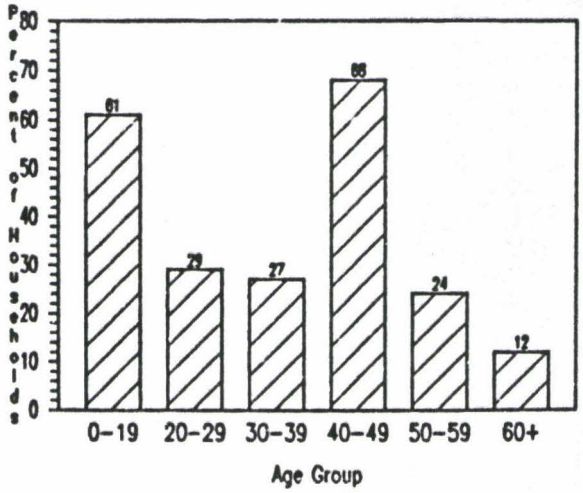
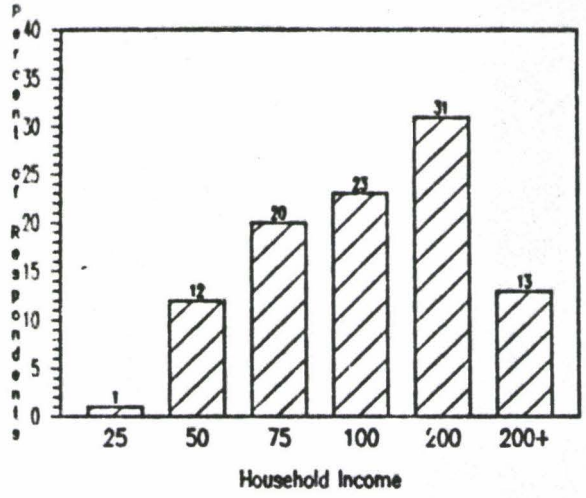


Figure 6 and Table 8-1 verify the generally accepted image of high education and income levels for condominium owners.

FIGURE 6

INCOME CHARACTERISTICS



Household income in thousands

TABLE 8-1: EDUCATION CHARACTERISTICS

EDUCATION LEVEL	PERCENT OF RESPONDENTS
Less than High School	.4%
High School	8.6%
Some College	16.0%
Trade School	1.6%
College Graduate	34.6%
Graduate Degree	44.4%

The data on permanent residence characteristics showed nothing significant. It showed about 8% of the respondents were from rural or country areas, nearly 17% were from small towns (populations of less than 4,999), over 50% were from small cities (5,000 to 49,999 population), and nearly 25% were from large cities with more than 50,000 population.

Knowledge of the Forest Service

Almost 94% of the respondents indicated they had heard about the United States Forest Service. Slightly more than 99% said they had heard about the White Mountain National Forest. Although this doesn't tell much about knowledge of the Forest Service it shows that almost all at least recognize the presence of a National Forest, an important first step.

One of the related, and more important, questions asked the owners their ideas on what activities they recognized in the forest and what activities they thought should occur on the forest. The results are shown in Table 8-2.

TABLE 8-2: PERCEPTION OF CURRENT AND DESIRED ACTIVITIES

ACTIVITY	NONE		SOME		A LOT	
	CURRENT	SHOULD	CURRENT	SHOULD	CURRENT	SHOULD
Timber Harvesting	22.2%	23.4%	69.5%	66.5%	7.8%	10.1%
Camping	0%	.4%	25.3%	48.8%	74.7%	50.8%
Trail Maintenance	2.0%	0%	48.2%	28.3%	49.8%	71.7%
Wildlife Habitat Management	8.0%	1.2%	63.9%	28.0%	28.1%	70.8%
Fish Habitat Management	8.5%	1.2%	66.5%	34.4%	25.0%	64.4%
Alpine Skiing	2.8%	2.4%	45.1%	53.6%	52.2%	44.0%
Picnicking	.8%	0%	41.6%	48.2%	57.6%	51.8%
Snowmobiling	20.5%	50.2%	58.6%	37.5%	20.9%	12.4%

This table deserves some concerned analysis. In the timber management category, the similarity of the figures between "current' and "should" indicates that "what they see is what they like". There is very little difference between what the respondents perceive in timber activities and what they believe should occur on the forest. It is significant that less than 25% of the condominium owners don't want any timber management but 75% consider "some" or "a lot" as acceptable. Again this tells only part of the story. Although in concept the respondents agree with timber management, in fact they might be adamantly against it if were to occur in their backyard.

In the area of camping, it looks like they want less than is now provided. This is an activity that is eminently visible to the casual forest user so it would appear they have a good feeling on how much is currently available. Perhaps because this is an activity they wouldn't be involved in as condominium owners the need is not apparent.

The respondents recognize that there's a lot of trail work done on the Forest but many think more should be done. This activity exhibited the highest percent (71.7%) of "should do a lot".

Wildlife habitat management is another activity the respondents think the Forest should be doing more of; just slightly less than trail maintenance. They indicate much more is wanted.

The response to fish habitat management activities was interesting. Sixty six percent of the owners perceive fish habitat work on the forest. With the exception of the last several years none has been done. Perhaps the recent emphasis, including the Atlantic Salmon work, has put this up front. About the same amount (not necessarily the same ones) think the Forest should be doing more. Another explanation could be that they may not perceive fisheries management the same way the Forest does. Just having streams available and accessible may mean management to them.

More condominium owners indicate (53.6%) the Forest should be providing "some" alpine skiing opportunities than "a lot" (44%). Almost the reverse is true on what they perceive is now provided. Forty five percent believe the Forest provides "some" alpine skiing and 52% think the Forest provides a lot of alpine skiing opportunities.

Picnicking showed few changes between the "current" and "should" categories.

Snowmobiling was a surprise. Fifty percent of the respondents felt that the Forest should provide no snowmobiling. That's more than twice the percent that currently see no snowmobile use. Only 12% felt the Forest should be providing "a lot" of this activity. That's almost half the amount that currently perceives a lot of snowmobile use on the forest. This was the only activity with such a negative connotation.

The most important message of this data is that condominium owners recognize the White Mountain National Forest as a working forest, that is to say, a land base to provide multiple uses.

Activity Involvement

Also asked was the question, what activities are you involved in, and how often? The activities for them to respond to included four groupings. They were 1) outdoor, forest related, 2) outdoor, not forest related, 3) sports related, and 4) social activities. The results are shown in Table 8-3. In looking back a question on day use versus overnight use could have provided valuable information.

TABLE 8-3: RESPONDENT ACTIVITY INVOLVEMENT

ACTIVITY	NEVER	SOME-TIMES	OFTEN
OUTDOOR FOREST RELATED (AVERAGE)	61.2%	27.6%	12.2%
Downhill Skiing	12.3%	20.6%	67.2%
Crosscountry (groomed trails)	34.1%	47.2%	18.7%
Crosscountry (backcountry)	76.5%	20.6%	2.9%
Dayhiking	15.4%	64.8%	19.8%
Fishing	66.9%	30.2%	2.9%
Hunting	96.4%	2.8%	.8%
Snowmobiling	93.7%	6.3%	.0%
Picnicking	25.8%	66.3%	7.9%
Backpack Tent Camping	80.2%	18.6%	1.2%
Backcountry Camping (Huts)	85.0%	14.6%	.4%
Bicycling (offroad)	86.6%	11.9%	1.6%
OUTDOOR NOT FOREST RELATED (AVERAGE)	33.0%	51.5%	14.8%
Driving for Pleasure	10.2%	64.3%	25.5%
Bicycling (road)	57.3%	38.7%	4.0%
SPORTS RELATED (AVERAGE)	29.1%	49.9%	30.0%
Jogging/exercise	25.1%	52.6%	22.3%
Pool Swimming	17.3%	49.8%	32.9%
Pond/river swimming	28.3%	53.1%	18.5%
Golfing	42.1%	44.1%	13.8%
Tennis	32.7%	50.0%	17.3%
SOCIAL (AVERAGE)	17.4%	54.4%	28.2%
Dining Out	.4%	43.3%	56.3%
Plays, concerts, lectures	44.8%	49.6%	5.6%
Shopping	7.9%	59.4%	32.7%
Visiting	16.3%	65.4%	18.3%

When looking at this data remember that it represents only one component of the White Mountain National Forest's recreation users. The high level of alpine skiing use validates the earlier statements on the close relationship of ski areas as a nucleus of growth for condominium development. It appears that only a few activities (groomed crosscountry skiing, dayhiking, and picnicking) that are outdoor, forest related and done by condominium owners in large amounts. In general the high percentage (61%) that reported no involvement with "Outdoor Forest Related Activities" shows that condominium owners have little demand for traditional Forest recreation activities.

When asked where their best source of local information came from, more than 80% indicated it was from published information and almost 30% said from "People I talk with". There were some respondents that indicated both. There were only twelve respondents that identified the "other" category. They named a local paper or location in the area for explanation.

There were three open ended questions that required individual analysis. Often there was more than one comment for each question. The number of responses varied by town, but this is more a reflection of number of owners surveyed by town. This discussion combines responses from all the towns, although the full responses are identified by town in Appendix H.

Question No. 12 - "What are your greatest concerns about the White Mountains in the next ten years?"

This question generated 354 responses.

The responses were easily categorized. It appears condominium owners are aware of the potential impacts of increased growth (161 responses) or overuse, crowding, and congestion, (92 responses). Considerably fewer (47 respondents) were concerned about the loss of natural resources or the impact of growth on natural resources. Thirty two respondents identified pollution and acid rain as the major problem in the next ten years. There were a dozen comments about a lack of alpine ski areas. Eleven of these were from the Town of Lincoln where there is currently discussion on expanding Loon Mountain Ski Area. Few (10) were concerned about the lack of recreation facilities or recreation support facilities.

There were some comments not easily categorized. Three commentors said ORV's would be the biggest problem in ten years, five said timber harvesting, one said overhunting, one said increasing theft, and one said "too conservative an outlook and too many restrictions."

This suggests condominium owners have some of the same concerns as the general New Hampshire population. A worry about the rapid growth and its associated problems. The primary concern about overdevelopment is also expressed in the responses to question 18 identifying overdevelopment and commercialization as the major dislike about the White Mountains. The lack of concern about recreation facilities indicates the respondents are satisfied with the amount of recreation facilities (for their activities) in the White Mountains. This doesn't mean it won't be a problem in the future.

Question 17, " "What things do you like about the White Mountains?"

This question generated the most responses (511) of any of the open ended questions. They fit easily into groups. By far the most respondents (194) considered the naturalness of the White Mountains the greatest attraction. The variety of recreation activities in the area (123 responses) and the relaxing life style (113 responses) were about equally rated. Forty five people said they liked the accessibility from their homes or the easy availability of activities once here. Thirty six liked the small town atmosphere and the people associated with it.

It is obvious they like the natural, relaxing atmosphere and the variety of year round recreation activities. This is consistent to a large degree with current management policies of the White Mountain National Forest.

Question 18, "What things do you dislike about the White Mountains?"

This had the fewest responses (148) of the three questions. They were also more difficult to summarize. It appeared the respondents were not so consistent in their thoughts as in the other questions, although the worry about overdevelopment and commercialization of the White Mountains was still foremost in their minds. In addition to the major categories of, 1)overdevelopment and commercialization (84 responses), 2)overcrowding and congestion (52 responses), and 3)poor attitude about nature (12 responses), there were many miscellaneous comments. Eight respondents thought there was overuse on the forest resulting in poor maintenance of trails and other facilities, and six (in the Lincoln area) stated there weren't enough alpine ski areas. Four didn't like timber harvesting, four were concerned about motorized vehicles in restricted areas, three thought there wasn't enough information about activities, two felt there weren't enough golf courses, two were concerned about transient visitors and related crimes, one respondent was concerned about private campgrounds, one was worried about low level A-10 aircraft flights, one about the cost of tickets (I assume lift tickets), three stated the weather (tongue in cheek), and seven were concerned about bugs, specifically black flies (not necessarily tongue in cheek).

The consistency of the responses about overdevelopment, commercialization, congestion, and overcrowding here and in question 12 verifies the concerns that are apparent in the White Mountains now. The variety and number of miscellaneous comments expresses that, with the noted exceptions, this group has few dislikes about the White mountains.

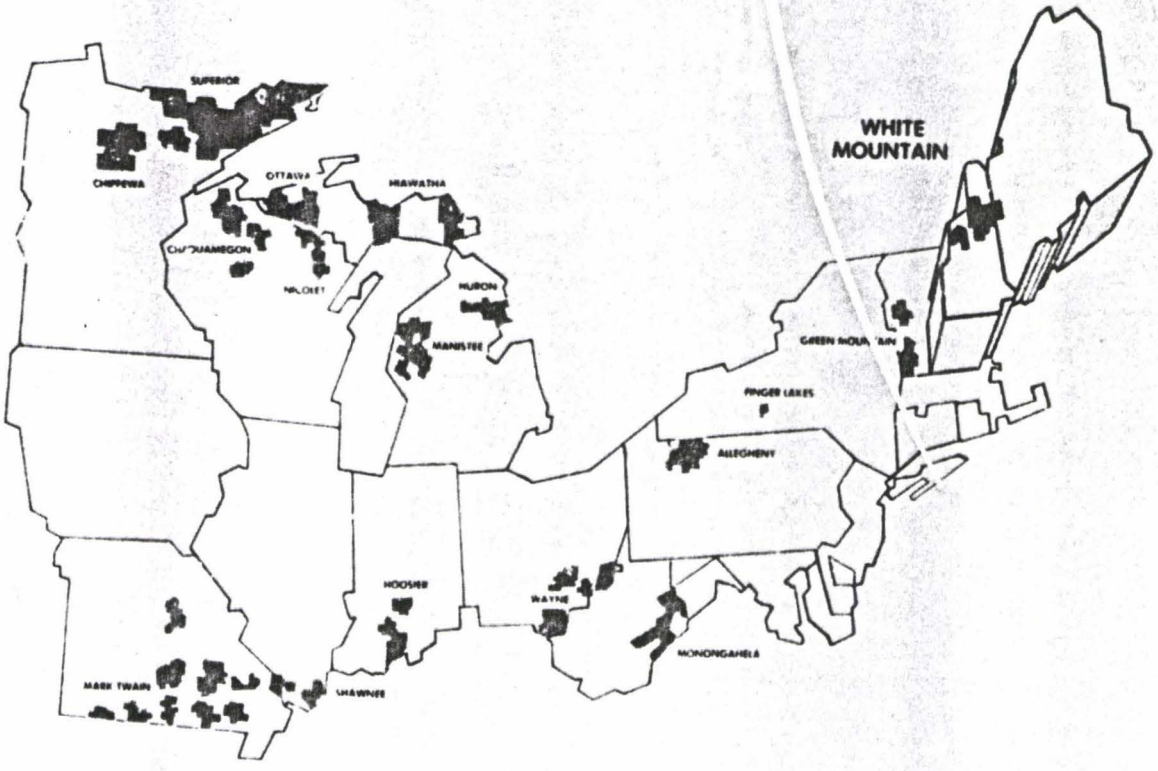
United States
Department of
Agriculture

Forest
Service

Eastern
Region

Land and Resource Management Plan

WHITE MOUNTAIN NATIONAL FOREST



WHAT IT MEANS

WHAT IT MEANS

Specific findings from this report are discussed in the light of recommended actions related to recreation management on the White Mountain National Forest.

CONDOMINIUM DEVELOPMENT ON THE FOREST

The Attractant Theory - Some Forest developments, Ski Areas in the case of this study, are important as nuclei for condominium development when regional economic conditions are right.

The impacts of this theory has been well documented in this report. Consideration of the potential development effects of private investment concession operations must be considered in future decisions. Although the effects can be either good or bad depending on the conditions, it's important to know what could happen. As I stated earlier, this consideration may have been in the back of our minds when the Forest Plan decision not to allow new ski areas, only expansion of existing ones, was made. A similar decision was made in developing the Scenic Easement for the Diamond Lands purchase. Alpine ski area development will not be allowed under the conditions of the easement which provided federal funding for purchase of lands for the State of New Hampshire. *Other forests that may not be so far along in development should observe and project what's happened here to their own situations.*

Current talk Service-wide about major partnership concessions of the "Disneyland" type make this even more important. Wise decisions on such attractants to development may also be helpful in steering cluster development to acceptable areas.

Currently the Forest has two non-operating ski areas. Both these should be evaluated to decide whether or not we want the potential development that may occur in times of economic growth and act accordingly on renewal of the permits.

"Forest Locked" Theory - It appeared the subsequent growth paths of the developing areas were directed by the physical constraints of available land. Being "Forest locked", that is to say limited by National Forest lands was an important constraint.

This, of course, operates both ways. The private development restricts what we can do just as National Forest lands restrict what direction the private development takes. Although the effects of one neighbors action on another neighbor is commonly known, it seems that the examples in this paper didn't consider that. The Forest has usually let the development take its course and reacted when a problem occurred. There should be more interaction (planning) between the private sector and the public sector in these areas as the development expands; there are benefits to both. The Forest was obviously neutral in the condominium development in these growth areas. They usually responded only to requests (the Waterville Valley golf course example) rather than becoming proactive as the development progressed. The Forest has generally been interested only in its own "bailiwick", ski area permits, or timber operations for example, rather than considering what can provided in exchange for bettering the Forest position to provide public recreation opportunities. If contact and planning efforts between the National Forest and the Town or the development group would occur, benefits would accrue to both. These kinds of efforts are generally frowned upon in the Forest Service because National Forest lands are not directly involved. Work of this type is also construed as becoming too involved with the private sector. Even if this attitude were changed there is not the money or the people (and maybe not even the skills) to become involved to the level needed. *A Forest level task team , or even a separate staff area responsibility, that would address related emerging problems and concerns as soon as development becomes apparent would be important.*

THE OWNERS

The Market Area

It is clear that these people are from the same geographic market area as the historical users of the Mountains when this was heavily touted as a tourist area (called the carriage trade or the grand hotel days). Although it can't be clearly identified because of lack of early records these people may be from the same social strata as during the carriage trade days - fairly high up the scale. How much influence did those users have over the management of the White Mountains before there was a White Mountain National Forest? Their greatest influence was when they were organized for a particular cause - the saving of the White mountains from the "destructive" loggers. The Forest should be aware of this potential and become more active in addressing it. Already this is being done of course, with partnerships and the marketing of the Forest Service in general, but perhaps it's time to look at the possibility of marketing the White Mountain National Forest specifically to this group. It need to be made clear in working with these people that they are only group of National Forest users. There are others just as important, often with contradictory needs and interests. *With this warning in mind the Forest needs to contact this group of people and work with them so they are aware of what we do and which of those activities are beneficial to them so we can be allies not enemies.*

Non-interest versus Interest and Family Orientation - there are conflicting messages regarding the interest or non-interest of the condominium owners and a difference in the perceptions of this group and reality.

This is essentially a nonresidential public and they most often buy for investment purposes. One would think that these factors would lead to a disinterested public. On the other hand, many of these people have been coming to the White Mountains for 10 or 25 years and the "investment purchase" objective is most often met as a purchase and second home residence. These last descriptors appear to outweighs the "disinterest factors", making the condominium owners an interested public. This is contrary to the generally accepted belief.

Also contrary to general perceptions is the family orientation of the group. About two-thirds of the units surveyed represented the 40 - 49 and the 0 - 19 age groups.

The recommendation for this finding is more internal than external. The Forest needs to make its own people aware that this group is not just out there; they are familiar with the area and they have an interest. Many are family groups. This is consistent with one underlying concept of the White Mountain National Forest's recreation management principles - to provide family oriented recreation opportunities.

This report itself has heightened the awareness and the knowledge of the condominium owner public, but only to a limited number. *An effort should be made to provide the information gleaned from this report to other employees. A summary should be sent to all employees and the results should be brought up and discussed at the Ranger Staff and annual Forest recreation meetings.*

Income and Education Levels - These people generally have high education and income levels.

This data verifies the generally accepted opinion that this group is highly educated and highly salaried. The ramifications of this information is represented by the assumed political knowledge, influence, and ability to make changes that this group represents. The earlier discussion of the market area (historic recreation use and the condominium users) alludes to historical impacts from similarly positioned groups. The same objective discussed there applies here as well. *The Forest needs to contact this group and work with them so they are aware of what we do and which of those activities are beneficial to them so we can be allies.*

Knowledge and Perception of the FS and It's Activities - The condominium owners perceive the White Mountain National Forest as being used, and should be used, to provide a balance of resource outputs.

It was surprising and gratifying to see the balanced outlook these people had about the Forest. They seem to accept the concept of a "working forest". Because of this it should be easier to work with this group in telling them "our story". But on the other hand the Forest needs to be aware of the important differences they perceive such as in snowmobiling activities. This is not just a fortunate accident but the results of years of integrated, scientific resource management using large components of public (not necessarily this particular public) involvement. *The Forest needs to maintain these efforts.*

Activity Involvement - The activities this group is involved in are weighed heavily toward the social and non forest related types but there is also a component of forest related activities.

Although most of the identified recreation activities don't fit what can be provided there are some that fit the Forest mandate. Many of these we have already identified as an emerging need such as dayhiking and groomed crosscountry skiing. The connection between alpine skiing and the developments themselves was obvious. There are other activities like driving for pleasure that have always been known but very little has been done about until recently. If the Forest is to reach these people through recreation activities it appears these are the ones to be worked through. *The Forest should be marketing its programs in Scenic Byways, crosscountry permit areas, and dayhiking trails to the condominium owner community.*

Obtaining Local Information - More than 80% replied that they received their local information from published information.

The management recommendation based on this data is straightforward. *The Forest should be getting help to put White Mountain National Forest information in local publications and marketing the Forest through these same publications.*

Their Concerns and Their Likes - These people are here for the scenery and natural views and they are concerned about overdevelopment just as many others are.

The Forest is obviously aware of the need for scenic beauty. It's been a concern for years and it matches with the views of this group. It appears the Forest has been doing a good job in visual management because timber has been cut on the Forest for over 75 years and the visual quality of the mountains is still recognized. *Continuing with concern of the visual in Forest management practices is the recommended direction here.*

The Forest should also be aware of the concern about overdevelopment. Many of these concerns are related to private land development and Forest effects are only secondary. The potential impacts of White Mountain National Forest decisions on surrounding private lands, as discussed earlier, holds our greatest potential for addressing this concern.

Most importantly, the process and results of this study indicate its effectiveness in learning about, and understanding better, this particular user group. In the current atmosphere of bettering customer services more studies of this kind are imperative.

APPENDICES

APPENDIX A

HOUSING STARTS IN TOWNS WITHIN THE WHITE MOUNTAIN NATIONAL FOREST BOUNDARY

CENSUS AND HOUSING STARTS 1980-1987

CARROLL COUNTY

(TOWNS WITHIN NATIONAL FOREST BOUNDARY)

(Percent N.F. Ownership)		1980 CENSUS	RESIDENTIAL BUILDING PERMITS ISSUED: 1980	1981	1982	1983	1984	1985	1986	TOTAL
CARROLL CO.										
	S.F.	11130	269	172	152	347	620	553	880	14123
	M.F.	2131	48	74	62	33	70	51	80	2549
(25%)	M.H.	774	14	19	26	34	19	132	118	1136
	TOT.	14035	331	265	240	411	709	736	1078	17808
ALBANY										
	S.F.	222	2	-2	0	1	1	1	17	242
	M.F.	14	5	0	0	0	0	0	0	19
(85%)	M.H.	18	0	0	0	1	-1	12	90	39
	TOT.	254	7	-2	0	2	0	13	36	300
BARTLETT										
	S.F.	856	38	30	16	28	182	9	10	1169
	M.F.	244	22	56	24	0	0	0	0	346
(59%)	M.H.	39	0	3	0	0	4	0	0	45
	TOT.	1138	60	89	40	28	186	9	10	1560
CHATHAM										
	S.F.	74	1	1	2	0	-2	0	2	78
	M.F.	5	0	0	0	0	0	0	0	5
(79%)	M.H.	3	1	0	0	0	0	0	0	4
	TOT.	82	2	1	2	0	-2	0	2	87
CONWAY										
	S.F.	2128	61	50	38	85	91	90	230	2773
	M.F.	1059	0	2	0	0	0	6	16	1083
(-1%)	M.H.	263	1	6	26	16	0	19	55	386
	TOT.	3450	62	58	64	101	91	115	301	4242
HARTS LOC.										
	S.F.	12	0	0	1	0	0	0	1	14
	M.F.	0	0	0	0	0	0	0	0	0
(29%)	M.H.	0	0	0	0	0	0	0	0	0
	TOT.	12	0	0	1	0	0	0	1	14
JACKSON										
	S.F.	487	6	9	1	8	5	13	6	535
	M.F.	38	14	0	0	21	26	26	3	128
(73%)	M.H.	2	0	0	0	0	0	0	0	2
	TOT.	527	20	9	1	29	31	39	9	665

CENSUS AND HOUSING STARTS 1980-1987
COOS COUNTY
(TOWNS WITHIN NATIONAL FOREST BOUNDARY)

(Percent N.F. Ownership)		1980 CENSUS	RESIDENTIAL BUILDING PERMITS ISSUED: 1980	1981	1982	1983	1984	1985	1986	TOTAL
COOS CO.										
	S.F.	8429	67	39	31	53	49	94	200	8962
	M.F.	4965	47	-22	-2	18	-18	23	24	5035
(20%)	M.H.	943	17	13	36	18	44	28	41	1140
	TOT.	14337	131	30	65	89	75	145	265	15137
BERLIN										
	S.F.	2372	0	0	1	8	6	4	8	2399
	M.F.	3067	-18	-22	-14	-3	-27	-17	-16	2950
(45%)	M.H.	44	0	0	0	3	3	0	1	51
	TOT.	5483	-18	-22	-13	8	-18	-13	-70	5400
CARROLL										
	S.F.	204	7	4	2	3	9	7	38	274
	M.F.	53	0	0	0	0	10	9	0	72
(50%)	M.H.	30	0	-1	0	1	2	0	-2	30
	TOT.	287	7	3	2	4	21	16	36	376
GORHAM										
	S.F.	697	1	2	1	3	1	5	20	730
	M.F.	397	0	0	0	0	1	0	1	399
(30%)	M.H.	204	5	0	4	4	6	5	3	231
	TOT.	1298	6	2	5	7	8	10	24	1360
JEFFERSON										
	S.F.	237	3	2	4	0	3	9	13	271
	M.F.	40	0	0	0	0	0	.	0	44
(14%)	M.H.	25	0	1	2	0	1	4	4	37
	TOT.	1298	6	2	5	7	8	10	24	1360
LANCASTER										
	S.F.	871	5	1	3	4	2	4	19	909
	M.F.	382	31	0	0	0	0	0	3	416
(4%)	M.H.	91	0	0	0	0	0	1	0	92
	TOT.	1344	36	1	3	4	2	5	22	1417
MILAN										
	S.F.	308	6	11	1	5	3	6	5	345
	M.F.	15	0	0	0	0	0	0	0	15
(11%)	M.H.	67	1	2	1	2	3	3	0	79
	TOT.	390	7	13	2	7	6	9	5	439
RANDOLPH										
	S.F.	119	2	4	1	3	1	4	0	134
	M.F.	12	0	0	0	0	0	0	0	12
(36%)	M.H.	6	2	-1	1	1	1	0	0	10
	TOT.	137	4	3	2	4	2	4	0	156

CENSUS AND HOUSING STARTS 1980-1987

COOS COUNTY - (continued)

(TOWNS WITHIN NATIONAL FOREST BOUNDARY)

(Percent N.F. Ownership)		1980 CENSUS	RESIDENTIAL BUILDING PERMITS, ISSUED: 1980	1981	1982	1983	1984	1985	1986	TOTAL
SHELBURNE										
	S.F.	107	3	0	1	1	4	2	4	122
	M.F.	11	0	0	0	0	0	0	0	11
(48%)	M.H.	3	1	0	0	1	0	1	0	6
	TOT.	121	4	0	1	2	4	3	4	139
STARK										
	S.F.	190	0	1	1	0	1	2	4	199
	M.F.	8	0	0	0	0	0	0	0	8
(42%)	M.H.	39	0	1	0	0	2	0	3	45
	TOT.	237	0	2	1	0	3	2	7	252

THE TOWNSHIP OF KILKENNY AND SEVERAL UNINCORPORATED TOWNSHIPS (HADLEYS PURCHASE, SARGENTS PURCHASE, CUTTS GRANT, BEANS GRANT, GREENS GRANT, THOMPSON AND MESERVES PURCHASES, LOU AND BURBANKS GRANT, BEANS PURCHASE AND CHANDLERS PURCHASE ARE GENERALLY SMALL AND MOST CONTAIN LITTLE PRIVATE LAND.

CENSUS AND HOUSING STARTS 1980-1987

GRAFTON COUNTY

(TOWNS WITHIN NATIONAL FOREST BOUNDARY)

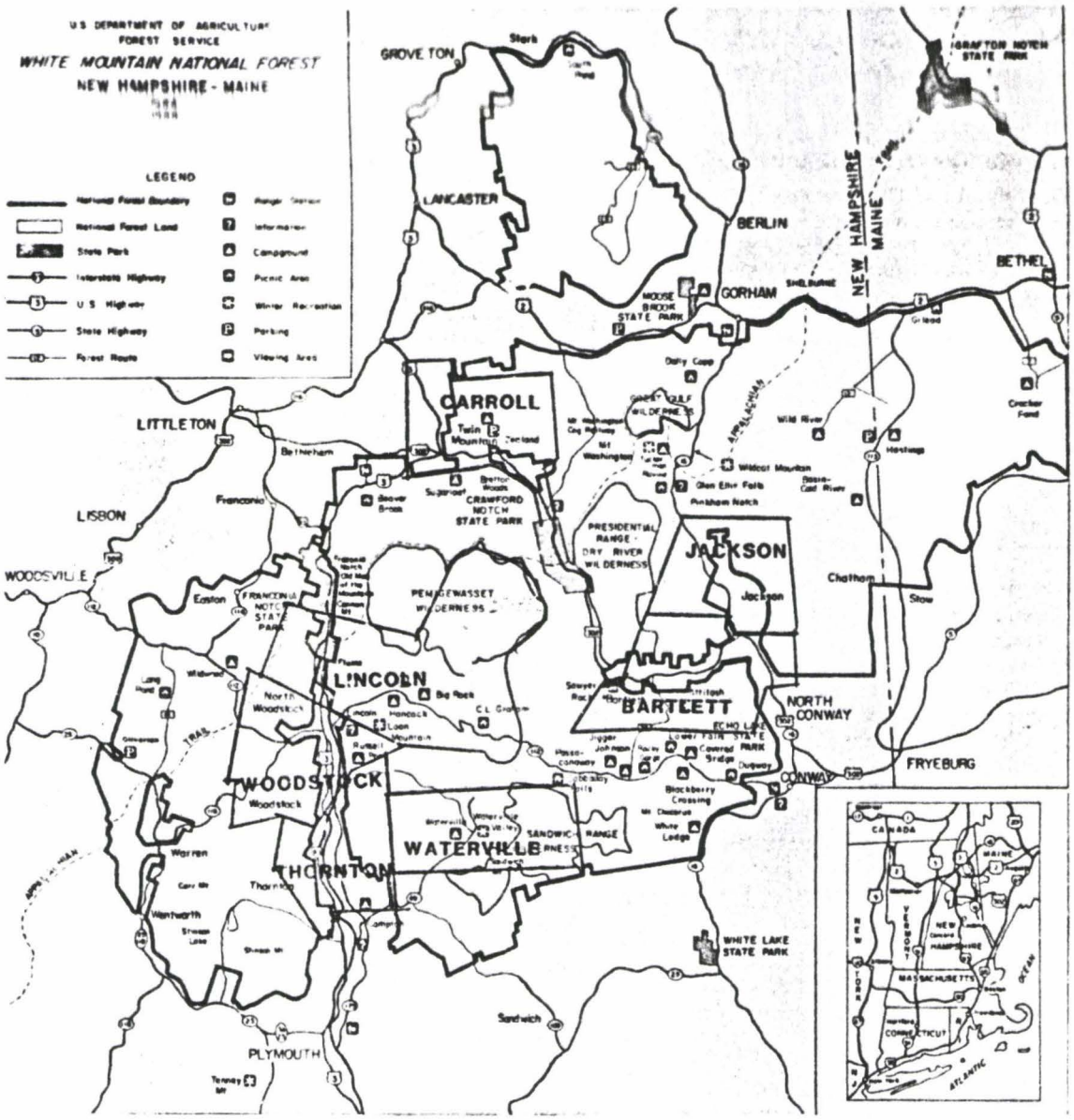
(Percent N.F. Ownership)		1980 CENSUS	RESIDENTIAL BUILDING PERMITS ISSUED: 1980	1981	1982	1983	1984	1985	1986	TOTAL
GRAFTON CO.										
	S.F.	17462	207	188	152	273	271	475	1096	20124
	M.F.	8176	30	42	95	63	263	148	286	9103
(33%)	M.H.	2191	59	50	43	50	69	110	116	2688
	TOT.	27829	296	280	290	386	603	733	1498	31915
BENTON										
	S.F.	85	2	1	1	0	0	0	2	91
	M.F.	2	0	0	0	0	0	0	0	2
(81%)	M.H.	18	1	0	0	0	1	0	0	20
	TOT.	105	3	1	1	0	1	0	2	113
BETHLEHEM										
	S.F.	613	5	4	5	3	5	8	22	667
	M.F.	242	-2	3	0	0	3	0	0	246
(60%)	M.H.	53	-2	-3	1	1	3	1	5	59
	TOT.	908	1	4	6	6	11	9	27	972
CAMPTON										
	S.F.	618	10	16	7	36	17	23	34	761
	M.F.	236	0	0	0	0	0	0	2	238
(6%)	M.H.	171	17	6	3	4	2	3	1	207
	TOT.	1025	27	22	10	40	19	26	37	1206
EASTON										
	S.F.	83	0	2	2	1	-1	5	8	100
	M.F.	20	0	0	0	0	0	0	0	20
(72%)	M.H.	4	0	0	0	0	0	0	0	4
	TOT.	107	0	2	2	1	-1	5	8	124
LINCOLN										
	S.F.	583	0	0	0	0	1	7	109	700
	M.F.	140	0	0	0	0	1	0	0	141
(92%)	M.H.	85	0	0	0	0	5	4	3	97
	TOT.	808	0	0	0	0	7	11	112	938
PLYMOUTH										
	S.F.	780	11	11	2	10	10	36	56	916
	M.F.	654	9	0	0	4	13	2	4	686
(-)	M.H.	121	2	2	3	1	4	3	8	144
	TOT.	1555	22	13	5	15	27	41	68	1746
RUMNEY										
	S.F.	391	0	0	0	1	8	9	17	423
	M.F.	70	0	0	0	0	0	0	0	70
(46%)	M.H.	75	0	0	0	0	2	3	5	85
	TOT.	536	0	0	0	1	10	12	22	581

CENSUS AND HOUSING STARTS 1980-1987
GRAFTON COUNTY - (continued)
(TOWNS WITHIN NATIONAL FOREST BOUNDARY)

(Percent N.F. Ownership)		1980 CENSUS	RESIDENTIAL BUILDING PERMITS ISSUED: 1980	1981	1982	1983	1984	1985	1986	TOTAL
THORNTON										
	S.F.	468	0	0	0	8	15	21	25	537
	M.F.	197	0	0	0	0	0	0	22	219
(51%)	M.H.	64	0	0	0	0	5	2	3	74
	TOT.	729	0	0	0	8	20	23	50	830
WARREN										
	S.F.	266	0	4	0	5	0	0	0	275
	M.F.	19	0	0	0	0	0	0	0	19
(52%)	M.H.	37	0	5	3	3	3	6	8	65
	TOT.	322	0	9	3	8	3	6	8	359
WATERVILLE										
	S.F.	54	0	0	1	1	1	10	31	98
	M.F.	386	0	0	37	0	63	2	0	488
(99%)	M.H.	0	0	0	0	0	0	0	0	0
	TOT.	440	0	0	38	1	64	12	31	586
WENTWORTH										
	S.F.	259	1	3	8	5	4	3	6	289
	M.F.	21	0	0	0	0	0	0	0	21
(14%)	M.H.	7	2	2	3	4	2	5	3	28
	TOT.	287	3	5	11	9	6	8	9	338
WOODSTOCK										
	S.F.	373	4	3	2	3	2	17	33	437
	M.F.	105	0	0	0	0	5	18	0	128
(84%)	M.H.	93	6	0	0	2	0	20	17	138
	TOT.	571	10	3	2	5	7	55	50	703

APPENDIX B

MAP OF GROWTH AREAS



MAP OF GROWTH AREAS

PROSPECTUS

Recreation Shortcourse Home Project

CONDOMINIUM DEVELOPMENT IN THE WHITE MOUNTAINS - HOW WILL IT IMPACT RECREATION MANAGEMENT ON THE WHITE MOUNTAIN NATIONAL FOREST?

Frederick T. Kacprzynski
White Mountain National Forest
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Comm. (603) 524 6450
FTS 88 362 3781

APPROVAL

A. Earl Niewald

A. EARL NIEWALD
Recreation Staff Officer

10/28/87
DATE

Michael B. Hathaway

MICHAEL B. HATHAWAY
Forest Supervisor

10/28/87
DATE

The Audience

This paper is written primarily for the Management Team (Staff and Rangers) of the White Mountain National Forest. Other Forests with similar recreation concerns would be a secondary audience. Interested publics may also be prospective readers.

I expect this paper to be part of the criteria used in Staff decisions on recreation management and policy. I foresee this information used by specialists in compiling information on potential recreation resource impacts of specific resource management actions.

Problem

During the Forest planning process, New Hampshire began a period of rapid population growth - twice the national rate. The State is expected to grow an additional 26 percent by the year 2000. The number of dwellings in the State increased by 50 percent from 1979 to 1984. In 1985, nearly 18,000 building permits were issued. We understand that this was greatly surpassed in 1986. (in considering these figures the small size of New Hampshire must be kept in mind).

Although this phenomenal growth began in the southern part of the State, it reached the edge of the Forest several years ago. Literally thousands of new condominiums and single family residences, both permanent and seasonal, now occupy adjacent and intermingled private lands on the Saco and Pemigewasset Ranger Districts. Similar activities are now beginning to take place on the Ammonoosuc and Androscoggin Districts. Some of the construction (often with no local "setback" regulation) is almost on our property line and virtually all the developments are "high class." Entire developments, consisting of condominiums with price ranges in the hundreds of thousands of dollars, are sold before they are constructed. The proximity to the National Forest is often a big selling point.

This rapidly developing situation will have major, but unknown, impacts on the recreation resource demands and recreation management direction in the White Mountain National Forest. The situation must be fully understood if we are to provide a high level of recreation output with a relevant, quality mix of activities and experience opportunities in an integrated resource management context. The project is to describe the physical parameters of condominium development in the White Mountains, to profile the condominium owners and renters if, in fact, two distinct groups are involved, and to identify related recreation resource management considerations.

Project Justification

The surge of condominium and second home development described has brought a new public into the area of the Forest. To a large extent these publics are comprised of affluent people, well educated, and oftentimes influential. Few of them participated in the Forest Planning process and many do not understand the principles of balanced land management embodied in the Plan, nor do they realize that management of recreation resource opportunities are only one part

of this balanced use. Do these new publics want to enjoy the Forest and preserve it as an amenity they perceived which led them to invest in their new surroundings? Do they want a recreational forest, not a "working" forest? If so? What kind of recreational forest? Are they aware of, or interested in the Forest at all?

We are experiencing increased opposition to our proposals to manage the vegetation and to build roads. It appears much of the opposition results from lack of understanding of our management principles. Is this a symptom of a change in demands on the recreation resource? If it is, what will be the result? Is this change because of the influx of new owners, or is it our "old" constituents with a new outlook? Whatever it is, we must identify, describe, and understand this potentially important group.

Objectives

1. Carry out a systematic process of defining this concern.

2. Test our assumptions on the interest, importance, and influence of this new group.

3. Analyze and address the potential impacts on White Mountain National Forest recreation resource outputs and management.

4. With this information we will be able to continue managing the forest recreation resource consistently, efficiently, and knowledgeably in the fluidity of changing social situations.

Procedure

1. Talk with White Mountain National Forest managers to bring into focus their observation, interpretation, and evaluation of the situation.

2. Work with local governments, builders, and related groups to define the physical parameters of location, construction rates, and planned construction.

3. Use a questionnaire to determine economic (price range, income level, etc.) and social (owners/renters, what they do when here, recognition of the White Mountain National Forest, demands on Forest resources) aspects.

4. Interpret and analyze the information.

APPENDIX D

DISTRICT AND STAFF REQUEST LETTER

United States Department of Agriculture | Forest Service | White Mountain National Forest | 719 Main Street PO Box 638 Laconia, NH 03247

Reply to: 2310 Date: March 7, 1988

Subject: Short Course Project, Condominium Development - How will It Impact Recreation Management on the Forest;

To: Forest Supervisor, Staff, and Rangers;

Although the topic of my Recreation Short Course Home Project has been known for some time I've only recently firmed up the direction I want to take. I've spent an lot of time on background items, including Outdoor Recreation Behavior, to form a framework to make sure I get the information pertinent to the project.

The Objectives of the study are:

1. Carry out a systematic process of defining the concern of condominium and second home development on the Forest.

2. Test assumptions on the interest, importance, and influence of this group.

3. Analyze and address the potential impacts on White Mountain National Forest recreation resource management.

I'd like you to comment on the following four areas around which I plan to design my information gathering.

HISTORICAL - How different is this new group, the second home residents, from the segment of the population that has always used the White Mountains for recreation? If they're similar there may not be too many changes in management of recreation opportunities on the Forest. If they're not, it may be an important reason to look more carefully at this group. My first impression is that this difference is not dramatic on the White Mountain National Forest because of the kinds of users the White Mountains have historically had - professionals, mostly from the Boston area, (the 1890's "carriage trade"). This area has never been a high use hunting and fishing Forest which I would relate to an entirely different kind of user group. Perhaps the White Mountain National Forest is only continuing its historical role as a recreation forest meeting the recreation needs of the affluent, well educated, and oftentimes influential recreationist.

INTEREST - We probably can get some idea of expected needs by the fact that they're buying condominiums in closely related ski areas, but it may be more than this - they may be buying in a "recreation environment" where many activities are possible in a closely spaced area.

These images, or expectations, of recreation needs that this, or any group, would have comes from experience, information (peers, friends, the media, and commercial interests). I would think that commercial interests, that is to say the marketing of these condominiums is an important factor in this groups selection and image of the Forest. What is said in the marketing and how may it impact the recreation opportunities on the White Mountain National Forest.

IMPORTANCE - most recreation is oriented around interactions with people - but this is a selective process, that is, we choose who we're going to do it with. There is usually a strong homogeneous description of individual groups and social forces which are very powerful in shaping our perception. Is this group a tight cohesive group with similar recreation activities and recreation needs, or are they more loosely knit? It would seem the situations represented by this group, highly structured, highly advanced, etc. would put strong emphasis on recreation. This means they would have greater strength of conviction and their reaction to impacts or changes to this resource may be very strong.

Areas close to urban settings (the White Mountain National Forest is categorized as an urban National Forest) are most likely to experience the kind of Outdoor recreation Behavior described as "escape model behavior". In this model the recreationist looks to escape, at least obvious regulation. The perception is that there are places here where they can do what they want to - it is perceived as "free". This is obviously the case with the general use of the Forest, but is it so with this particular group?

INFLUENCE - The group being looked at is only a small percentage of the on-site or off-site users of the Forest. Their relative importance in the total picture of recreation resources on the Forest needs to be clarified. Conversely, even though not a large group, their influence may outweigh their size because of their status and location on the forest. They could have enough influence to lead to a multitude of small decisions in our recreation policy or actions that could cause displacement and the resultant succession in the recreation environments which might not be in the best interests of the Forest recreation resource as a whole. How much weight do we give this group in our recreation management decisions? Perhaps the whole result is only to re-emphasize maintenance of a spectrum, a range, a diversity of recreation opportunities.

You can also help by providing contacts you feel may help me in pursuing this project.

FREDERICK T. KACPRZYNSKI

APPENDIX E

FORMAT FOR TOWN QUESTIONS

A STUDY OF

CONDOMINIUM DEVELOPMENT IN THE WHITE MOUNTAINS

Condominiums have grown rapidly in the White Mountains. This rapidly developing situation will have major impacts on the recreation opportunities in the White Mountains.

Although many agencies, organizations, and private enterprises have a hand in providing these opportunities, 763,000 acres of the land base is publicly owned land managed by the White Mountain National Forest, a part of the U.S. Department of Agriculture Forest Service. The White Mountain National Forest is operated on the principles of balanced land use management with recreation being one part of that land use; timber management, watershed protection, and wildlife habitat management are others.

Since a part of this growth is occurring in your Town,we would like your help in finding out who they are and what recreation opportunities they came for and are interested in?

This information together with the results of a questionnaire to be sent owners and renters will assist us in understanding their needs and help us maintain high recreation outputs with a high quality relevant mix of activities.

TOWN CONTACT NOTES

Town:

Contact:

Date:

Place:

WMNF Contact Personnel:

Question 1: How would you describe the growth in your Town, location, rates, kinds, why in those specific areas?

Question 2: What are your feelings about this growth?

Question 3: Do you think these people that are moving in have any knowledge of the White Mountain National Forest?

Question 4: What are these new people doing for recreation when they are here?

Question 5: Can you describe these new people coming in?

Question 6: What do you think the White Mountain National Forest should be doing for the recreation demands of these people?

Question 7: Where could I get names and addresses of condominium owners and renters? I'll need them for the questionnaire mailing.

APPENDIX F

QUESTIONNAIRE PACKET CONTENTS

Clemson University

College of Forest and Recreation Resources

DEPARTMENT OF PARKS, RECREATION AND TOURISM MANAGEMENT

IN COOPERATION WITH THE WHITE MOUNTAIN NATIONAL FOREST

Dear Condominium Owner/User:

The questionnaire in this mailing is aimed at getting your input as a "new group" of recreation users on the White Mountain National Forest. It is part of a study done in partnership with the Department of Parks, Recreation, and Tourism Management of Clemson University's College of Forest and Recreation Resources. Please take a few moments to answer the questionnaire and return it in the prepaid envelope. Your responses are completely confidential. They will never be linked with your name.

The number of condominiums in the White Mountains has grown rapidly. Recreation activities in the White Mountains are important reasons for this growth. Although there are many agencies, organizations, and private enterprises that help provide these recreation activities, the 763,000 acre block of public land called the White Mountain National Forest is a major attraction for and provider of recreation.

A major goal of the White Mountain National Forest is maintaining high quality recreation activities. These activities derive from: the topography, climate, geology, and other natural characteristics: a history of recreation use patterns dating back to the 1860's; and the recreation needs of current users. Understanding your opinions and learning more about the users we serve will help us continue to supply quality recreation activities for all users of the White Mountain National Forest.

Thank You!

Sincerely,

Frederick T. Kacprzynski

FREDERICK T. KACPRZYNSKI
Recreation Specialist

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CONDOMINIUM DEVELOPMENT AND RECREATION IN THE WHITE MOUNTAINS

A SURVEY

Clemson University

College of Forest and Recreation Resources

DEPARTMENT OF PARKS, RECREATION AND TOURISM MANAGEMENT

IN COOPERATION WITH THE WHITE MOUNTAIN NATIONAL FOREST

A STUDY OF

CONDOMINIUM DEVELOPMENT AND RECREATION IN THE WHITE MOUNTAINS

The number of condominiums has grown rapidly in the White Mountains. This quickly developing situation could have major impacts on the recreation opportunities in the White Mountains.

Although many agencies, organizations, and private enterprises have a hand in providing these opportunities, 763,000 acres of the land is publicly owned and managed by the United States Forest Service, a part of the U.S. Department of Agriculture. The United States Forest Service is responsible for managing the White Mountain National Forest, a major attraction and recreation provider in the area.

Since you are a condominium owner or user we are asking your help in finding out who you are, why you came to the White Mountains, and what recreation opportunities you are interested in?

This information will assist us in understanding your needs and help us manage the White Mountain National Forest to maintain high quality recreation opportunities.

FIRST WE WOULD LIKE TO FIND OUT IF YOU KNOW ABOUT THE UNITED STATES FOREST SERVICE AND THE WHITE MOUNTAIN NATIONAL FOREST

1. Have you heard about the U.S. Forest Service?
   YES NO

2. Have you heard about the White Mountain National Forest?
   YES NO

3. We would like to understand what people believe is currently occurring on the forest. Based upon your own experience, how much of the following activities currently occur on the forest (circle your answers).

TIMBER HARVESTING	NONE	SOME	A LOT
CAMPING	NONE	SOME	A LOT
TRAIL MAINTENANCE	NONE	SOME	A LOT
WILDLIFE HABITAT MANAGEMENT	NONE	SOME	A LOT
FISH HABITAT MANAGEMENT	NONE	SOME	A LOT
ALPINE SKIING	NONE	SOME	A LOT
PICNICKING	NONE	SOME	A LOT
SNOWMOBILING	NONE	SOME	A LOT

4. We would like to understand what people believe should occur on the forest. Based upon your own experience, how much of the following activities should occur on the forest (circle your answers).

TIMBER HARVESTING	NONE	SOME	A LOT
CAMPING	NONE	SOME	A LOT
TRAIL MAINTENANCE	NONE	SOME	A LOT
WILDLIFE HABITAT MANAGEMENT	NONE	SOME	A LOT
FISH HABITAT MANAGEMENT	NONE	SOME	A LOT
ALPINE SKIING	NONE	SOME	A LOT
PICNICKING	NONE	SOME	A LOT
SNOWMOBILING	NONE	SOME	A LOT

NEXT WE WOULD LIKE TO ASK YOU SOME QUESTIONS ABOUT YOUR OWNERSHIP OR USE.

5. In what Town is your condominium located?

6. Do you own or rent the condominium unit? (Circle your answer)

A OWN THE UNIT

B RENT THE UNIT

7a. Do you own the unit for? (circle those that apply)

A INVESTMENT PURPOSES ONLY

B PERSONAL USE AS A PRIMARY RESIDENCE

C PERSONAL USE AS A SECONDARY RESIDENCE

D A COMBINATION OF INVESTMENT AND PERSONAL USE

7b. Do you rent the unit for? (circle those that apply)

A ONE WEEK OR LESS

B UP TO FOUR WEEKS

C MORE THAN FOUR WEEKS

8. How many years have you owned or rented the unit?

Years

9. How many years have you been visiting the White Mountains before you decided to buy or rent a condominium unit?

Years

OUR NEXT CONCERN IS RECREATION ACTIVITIES

10. How often do you participate in the following activities when in the area? (circle the frequency)

A	DOWNHILL SKIING	NEVER	SOMETIMES	OFTEN
B	CROSSCOUNTRY SKIING (GROOMED AND TRACKED TRAILS)	NEVER	SOMETIMES	OFTEN
C	CROSSCOUNTRY SKIING (BACKCOUNTRY)	NEVER	SOMETIMES	OFTEN
D	DAY HIKING	NEVER	SOMETIMES	OFTEN
E	FISHING	NEVER	SOMETIMES	OFTEN
F	HUNTING	NEVER	SOMETIMES	OFTEN
G	SHOPPING	NEVER	SOMETIMES	OFTEN
H	DRIVING FOR PLEASURE	NEVER	SOMETIMES	OFTEN
I	ATTENDING PLAYS, CONCERTS, AND LECTURES	NEVER	SOMETIMES	OFTEN
J	SNOWMOBILING	NEVER	SOMETIMES	OFTEN
K	DINING OUT	NEVER	SOMETIMES	OFTEN
L	JOGGING/EXERCISE	NEVER	SOMETIMES	OFTEN
M	PICNICKING	NEVER	SOMETIMES	OFTEN
N	BACKPACK TENT CAMPING	NEVER	SOMETIMES	OFTEN
O	BACKCOUNTRY CAMPING (AMC HUTS)	NEVER	SOMETIMES	OFTEN
P	POOL SWIMMING	NEVER	SOMETIMES	OFTEN
Q	POND/RIVER SWIMMIMG	NEVER	SOMETIMES	OFTEN
R	GOLF	NEVER	SOMETIMES	OFTEN
S	TENNIS	NEVER	SOMETIMES	OFTEN
T	VISITING	NEVER	SOMETIMES	OFTEN
U	BICYCLING (ROAD)	NEVER	SOMETIMES	OFTEN
V	BICYCLING (OFF ROAD)	NEVER	SOMETIMES	OFTEN
W	OTHER (PLEASE SPECIFY)	NEVER	SOMETIMES	OFTEN

11. Where is your best source of information about local activities?

A FROM PEOPLE I TALK WITH

B FROM PUBLISHED INFORMATION

C OTHER (PLEASE SPECIFY)

12. What are your greatest concerns about the White Mountains in the next 10 years?

WE WOULD LIKE TO ASK A FEW QUESTIONS ABOUT YOURSELF FOR STATISTICAL PURPOSES.

13. Where is your permanent residence?

A RURAL OR COUNTRY

B SMALL TOWN (4,999 OR LESS)

C SMALL CITY (5,000 TO 49,999)

D LARGE CITY (50,000 plus)

14. Which one of the following best describes the formal schooling you have completed? (Circle letter)

A DID NOT COMPLETE HIGH SCHOOL

B HIGH SCHOOL GRADUATE

C SOME COLLEGE

D TRADE SCHOOL

E COLLEGE GRADUATE

F GRADUATE DEGREE

15. Please circle the letter that contains your total household income before taxes in 1987.

A UNDER $25,000

B $25,000 - 49,999

C $50,000 - 74,999

D $75,000 - 99,999

E $100,000 - 199,000

F OVER $200,000

16. How many people in your household by their age groups?

AGE GROUP	NUMBER
A 0-19	[ ]
B 20-29	[ ]
C 30-39	[ ]
D 40-49	[ ]
E 50-59	[ ]
F 60+	[ ]

WE WOULD ALSO LIKE TO KNOW WHAT PEOPLE LIKE AND DISLIKE ABOUT THE WHITE MOUNTAINS

17. What things do you like about the White Mountains?

18. What things do you dislike about the White Mountains?

Is there anything else you would like to tell us about your interests in recreation activities on, and management of, the White Mountain National Forest? If so, please use this space for that purpose.

Also, any comments you wish to make that you think may help us in future efforts to understand what residents or users of the White Mountains want from the White Mountain National Forest will be appreciated, either here or in a separate letter.

Your contribution to this effort is appreciated.
If you would like a summary of results, please print your name and address on the back of the return envelope (Not on this questionnaire). We will see that you get it.

RETURN THIS CARD IF YOU WISH TO BE PUT ON THE MAILING LIST FOR FUTURE INFORMATION ON WHITE MOUNTAIN NATIONAL FOREST ACTIVITIES.

NAME:

TITLE/ORGANIZATION:

STREET/PO:

STATE: ZIP:

APPENDIX G

REPONDENTS "BACK PAGE COMMENTS

Questionnaire No.	Comments
4	We are pleased to have made the decision to purchase property in the White Mountains. Please continue the excellent work you and all responsible have maintained to this time.
6	I hope man doesn't destroy natures balance, in this beautiful state.
7	The AMC and the FS do a wonderful job. They need more help. Logging should not be allowed. Hunting should be controlled more. Develop some trails/areas that will allow the handicapped to see nature other than from a car window. More policing/rangers of more popular areas/trails to control vandalism and substance abuse.
9	From what I've seen the management and maintenance of the WMNF has been excellent. I hope it continues.
12	I would like to have a little more access to canoeing - actually a state run canoe rental. Also basic rock climbing classes and lessons. These are available on the Eastern side of the WM Range but not the western (the Route 93 side). Would like to see more wildlife, deer, fox, or moose maybe very restricted or no hunting.
14	I think it is important for Loon Mountain to be able to expand.
17	I would like the Forest Service to become more visible and involved. The rivers around the White Mountains are slowly becoming developers playgrounds. I would like to see more personnel in the area and how to contact them.
25	Allow the expansion of Loon Mountain. Providing adequate controls of natural resources are in place. Limit future development of condos, basing development on adequate water, sewerage, and police and fire protection.
30	Would like to see possibility of condominium development adjacent to MT Tecumseh (within walking distance of lifts) in Waterville Valley NH.
33	More tracked and groomed trails for cross country skiing would be appreciated.

overcrowding has overwhelmed the park's character and services. Restrictions, although unpopular with some, should be imposed to protect the mountains from a similar fate.

79 I think the Forest Service should stand firm with developers. The Forest Service is a caretaker of a great natural resource. You should be advocates of protecting it, if you don't do it no one will.

83 Would like to see an effort to reverse the destruction of forests and lakes by acid rain, pollution and erosion.

97 I would like to see more effort in the area of improving the fishing in the National Forest, more stocking of trout, and also in the strengthening of the natural trout living in the waters of the National Forest.

110 I would like to see the Forest Service put on more lectures and talks about nature and man's relationship to it for both summer and winter, sometimes outdoors and sometimes indoors especially at facilities on National Forest land. I would like it to operate something like the Science Center of NH.

119 Would like to see continuation of land being put under ownership by National Forest.

133 Why was the wildlife sanctuary (across from the Wiley House) closed? What is being done to stop overdevelopment.

142 I believe it is possible to further develop Alpine Skiing facilities without disturbing the charm and beauty of the White Mountains.

148 Keep the housing and development growth in the areas they are in now, or directly adjacent to the present areas.

149 Keep up the good work.

152 Keep the WMNF as natural and unspoiled as possible!

154 I hope the expansion is limited. I believe most people visit the White Mountains to enjoy the scenery and take advantage of the recreational facilities. Condominium developers are not worried about preserving the rural aspect of the region. Since the area is a short drive from Boston and is a year round recreational area, developers that a potential goldmine exists. However, I would hope an agency of either the Federal or State Government could regulate such expansion.

155 I would like to commend all responsible for the new highway thru the Notch. The area was well preserved with the

improvements of many, many visitor areas for a rest were added and improved on - a joy to ride in as we do often.

160 Please keep protecting it. It's very important.

172 The goal should be to keep it (White Mountains) a national forest rather than let it become a "tourist" attraction in the worst sense of the term.

175 Someone should develop guidelines for private development along lines of what can the Forest support in terms of the number of people before the quality of life begins to degrade. If numbers such as this were published, market forces would limit/grow development accordingly and would benefit the forest and the people using the forest.

176 I would request that you be mindful of the fact that those of us who have been enjoying the environment are probably less vocal than those who have a desire to change it. But be assured we will be no less committed to preserving the area.

184 Buy more land.

187 A better golf course . Better parking lot facilities.

188 More information regarding fishing, pond and river.

191 We brought the condo a few years ago. We fell in love with the area and brought a house in town and have the condo up for sale. We spend as much time in the mountains as we can. We use it as an escape. It is close enough to us and when we are there we feel we may as well be on another planet. It is different from our everyday and no one knows how to find us unless we want them to.

199 Please consider the development of cross country skiing within the Forest a priority.

203 Better traffic management in and around the towns that border the area.

216 Since I first visited the White Mountains we always enjoyed the area. On each of our return visits we enjoy the area more and more. There is so much to see and we think the White Mountain area is one of the most scenic in the United States.

223 Please keep me informed of interesting goings on.

227 I would be interested in some horseback riding being developed on forest land. Also, more opportunities for group activities, like hikes, other than what is sponsored by the AMC.

228 The improvements at Franconia are to be commended. Future similar development for the public are to be encouraged. A National FOrest such as this should be treated similar to Grand Canyon - Teton - Zion etc. Although the Loon Mtn. and Cannon are crowded facilities they are expensive and only the better than average wage earner can use the facilities, whereas the less fortunate can really appreciate what is less expensive.

230 More research on Black Fly control. A beautiful spring could be had if these flies were in control.

232 Am very much in favor of responsible development of South Mountain at Loon feel Loon Mtn. personnel are doing their utmost to insure this.

237 We would like to see the expansion of Loon Mountain succeed. We believe that expansion of Loon Mountain need not be synonymous with overdevelopment in Lincoln. Just the number of daytrippers from Boston could satisfy the demand for the expanded number of slopes. Although we think the expansion must be carefully planned, we think skiing is an excellent use of the slopes which are so proximate to the Town of Lincoln.

240 No future development that will disturb the environment.

242 My hope is that the White Mountains will remain a beautiful place to visit. I don't like the "mess" I see up at Lincoln on the way into the forest - it has certainly lost its charm. I want to see people treat the areas with respect and any signs or information to that effect are appreciated. I think the expansion of Loon Mtn. is a bad idea. It will promote more building, more traffic, in what is already a congested area. Maybe non-residents of NH should pay a fee to use the Forest if they don't respect it. I want to see it keep its charm.

244 I think that downhill skiing should be encouraged because, 1)a non-polluting industry, people who ski don't move here they only spend their money here, 2)strong employment for residents, especially during winter months, 3)ski areas take up very small amounts of land compared to the size of our forests and they are concentrated in certain areas.

247 I believe the Forest Service should cooperate with private enterprise to further develop downhill skiing, snowmobiling, cross country skiing facilities on the Forest.

248 Would like to see continued ski expansion with less hotels and condos.

250

The relative young age of regrowth in the WMNF precludes any serious logging activity, and thus, by default supports the Supervisor's claims to overseeing "the best-managed national forest in the country". The trees are too young to manage poorly. The opportunity of this forest is for a foundation of wilderness reclamation in the Northeast. It is imperative immediately that funding be allocated in the study of the rumored return of the eastern cougar - there have been numerous sightings in the Lancaster area. I am currently concerned South Mountain EIS decision; I think all ski area development should cease within the WMNF. In looking at the Town of Lincoln it is obvious that private development ion private land affects the National Forest and the integrity of the ecosystem, yet WMNF decisions cannot influence this development. I am curious as to the cost of this study, who is paying for it, as a relevant (as opposed to ignorant) study group. I would appreciate a reply.

APPENDIX H

SUMMARY OF RESPONSES TO OPEN-ENDED QUESTIONS

TABLE O

SUMMARY OF RESPONSES TO QUESTION 12

What are your greatest concerns about the White Mountains in the next ten years?

RESPONSE	TOTAL	TOWNS						
		BARTLETT	JACKSON	CARROLL	LINCOLN/ WOODSTOCK	WATER-VILLE	THORNTON	NOT IDENTIFIED
Overdevelopment, Over-building, Commercialization	161	23	4	5	72	41	13	3
Overuse, Overcrowding, Traffic congestion	92	27	5	2	37	13	6	2
Overwhelming use of Natural Resources								
Deterioration of Natural Landscape	47	5	2	1	30	6	3	---
Lack of Respect for Environment								
Pollution, Acid Rain	32	5	1	---	16	10	---	---
Lack of Recreation Facilities								
Lack of Support Facilities for Recreation	10	---	---	---	4	4	2	---
Lack of Maintenance of Recreation Facilities								
Expand Loon Mountain								
Not Enough Alpine Ski Areas	12	---	---	---	11	1	---	---
TOTAL	354	60	12	8	170	75	24	5

TABLE O

SUMMARY OF RESPONSES TO QUESTION 17

What things do you like about the White Mountains?

RESPONSE	TOTAL	TOWNS						
		BARTLETT	TUCKER-MAN	CARROLL	LINCOLN/ WOODSTOCK	WATER-VILLE	THORNTON	NOT IDENT-IFIED
Scenic Views, Natural Beauty, Openness	194	25	6	8	89	49	12	5
Activities, Four Season Activities, Recreation Opportunities, Variety of Activities	123	18	2	5	60	29	8	1
Way of Life, Solitude, Tranquility, Relaxing, Change of Life Style	113	19	1	3	50	33	6	1
Accessibility, Availability, Open to Public	45	5	1	2	22	12	1	2
People, Quaint Small Town Atmosphere	36	5	1	1	20	6	2	1
TOTAL	511	72	11	19	241	129	29	10

TABLE O

SUMMARY OF RESPONSES TO QUESTION 18
What things do you dislike about the White Mountains?

RESPONSE	TOTAL	TOWNS BARTLETT	JACKSON	CARROLL	LINCOLN/ WOODSTOCK	WATER-VILLE	THORNTON	NOT IDENT-IFIED
Overdevelopment, Over-building, Commercialization Lack of Planning, Shopping Malls, Strip Development	84	11	2	2	45	22	2	---
Traffic, Overcrowding, Traffic congestion	52	16	2	1	23	9	1	---
No Appreciation of Nature, Loss of Nature, Poor land Ethic, Pelples Attitudes	12	---	---	3	8	1	---	---
TOTAL	148	27	4	6	76	32	3	---